

51 Highlands Way, Stamford, PE9 2XH

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	74
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

This well presented three bedroom semi-detached family home provides easy access to the Malcolm Sargent Primary School and the town centre. There is spacious family accommodation set over two floors that includes three bedrooms, two of which are generous doubles, a bay fronted sitting room, dining room and family bathroom.

The accommodation comprises: - Entrance hall, sitting room, dining room, kitchen, three bedrooms and a family bathroom.

There is gas fired central heating, replacement double glazed windows and potential to extend subject to planning.

To the front is a block paved driveway that provides ample off street parking and leads to the single garage, whilst to the rear is a patio and lawn garden.

Asking Price £335,000 Freehold

- Semi-detached family home
- Spacious bay fronted sitting room
- Gas fired central heating
- Block paved driveway & single garage
- Council Tax Band - C

- Three bedrooms
- Stylish family bathroom
- Easy access to the Malcolm Sargent Primary School
- Patio & lawn garden
- EPC - D



ACCOMMODATION:

Entrance Hall

Sitting Room
5.16m into bay x 5.16m (16'11 into bay x 16'11)

Dining Room
3.02m x 2.67m (9'11 x 8'9)

Kitchen
3.28m x 2.49m (10'9 x 8'2)

Landing

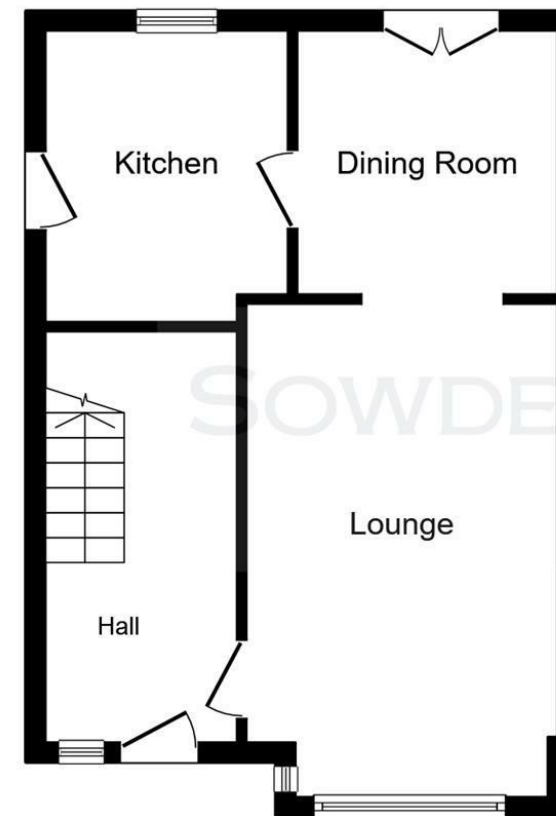
Main Bedroom
3.96m, 3.05m into bay x 3.07m (13,10 into bay x 10'1)

Bedroom Two
3.38m x 3.25m (11'1 x 10'8)

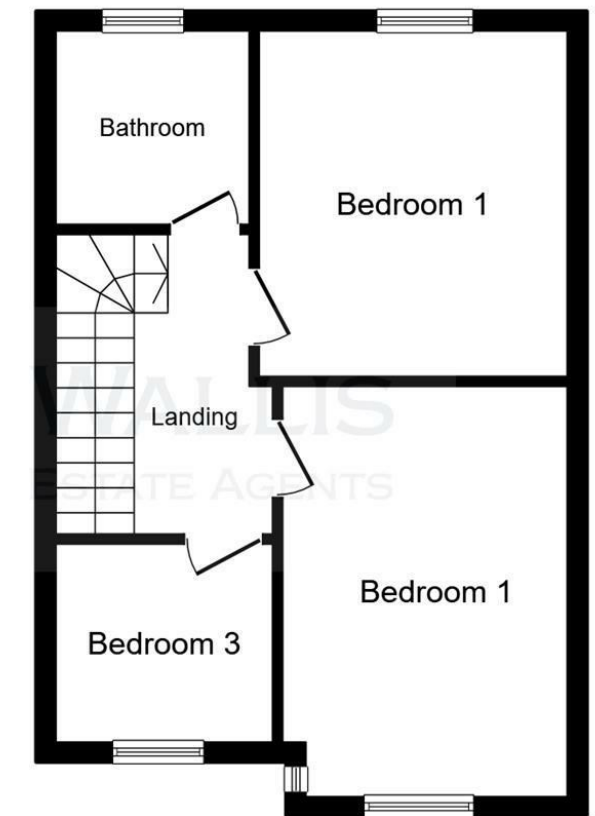
Bedroom Three
2.44m x 2.13m (8' x 7')

Family Bathroom

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io