

6 Field Close, Collyweston, Stamford, PE9 3QS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

This delightful modern mid-terrace house on Field Close offers a perfect blend of comfort and modern living. Set in a peaceful village cul-de-sac location that provides easy access to Stamford, A1 and Peterborough.

The property is well presented throughout and comes with a stylish kitchen diner that opens onto the south facing garden and open country views. There is also a spacious living room, utility and cloakroom on the ground floor. On the first floor there is a gallery landing, Main bedroom with en-suite, two further bedrooms, a study and family bathroom.

There is a double garage that provides off street parking, as well as the close having two visitors spaces. To the rear of property is a south facing garden that can be accessed via the kitchen diner and utility room, along with the country views.

This mid-terrace house on Field Close presents a wonderful opportunity for those seeking a charming home in a desirable location. With its spacious living areas, comfortable bedrooms, and convenient bathrooms, this property is ready to welcome you. Don't miss the chance to make this lovely house your new home.

NO CHAIN
Guide Price £415,000 Freehold

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.

- Village cul-de-sac location
- Modern family home
- Main bedroom with en-suite
- Gas fired central heating
- Maintenance charge for the development of £275pa
- Country views & south facing garden
- Stylish kitchen diner & generous living room
- Two further bedrooms and a study on the first floor
- Double garage
- Council Tax Band - C, EPC - B, NO CHAIN



ACCOMMODATION:

Entrance Hallway

Living Room
3.43m x 6.32m (11'3" x 20'8")

Utility Room

W/C

Kitchen Diner
3.35m x 4.98m (10'11" x 16'4")

First Floor Landing

Principal Bedroom
3.34m x 4.2m (10'11" x 13'9")

Ensuite

Bedroom 2
3.42m x 3.58m (11'2" x 11'8")

Bedroom 3
3.42m x 2.74m (11'2" x 8'11")

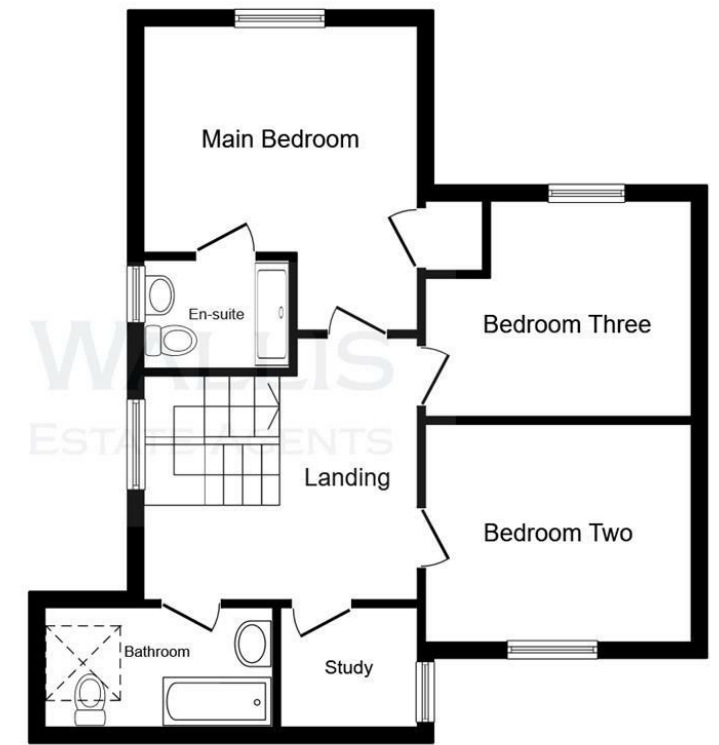
Study
1.68m x 1.78m (5'6" x 5'10")

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