

## 12 Exton Close, Stamford, Lincs, PE9 2SH

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>84</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>58</b>                                   |           |
| EU Directive 2002/91/EC                     |           |

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

In need of some modernisation this three bedroom semi-detached family home offers superb potential subject to planning. The cul-de-sac position provides easy access to the town centre, A1 and Malcolm Sargent Primary School.

Accommodation comprises of a porch, entrance hall, sitting room, dining room, kitchen, landing, three bedrooms and family bathroom.

To the rear of the property is a patio and lawned garden with a detached single garage to the side.

NO CHAIN

**£269,950 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.

- Semi-detached home
- In need of modernisation
- Ample off road parking
- EPC - D

- Three bedrooms
- Detached single garage
- No onward chain
- Council Tax - C



**ACCOMMODATION:**

**Porch**

**Entrance Hall**

4.34m x 1.83m (14'03 x 6'00)

**Lounge**

4.57m x 3.28m (15'00 x 10'09)

**Dining Room**

3.05m x 2.62m (10'00 x 8'07)

**Kitchen**

2.74m x 2.57m (9'00 x 8'05)

**Landing**

**Bedroom 1**

3.96m x 3.00m (13'00 x 9'10)

**Bedroom 2**

3.23m x 2.84m (10'07 x 9'04)

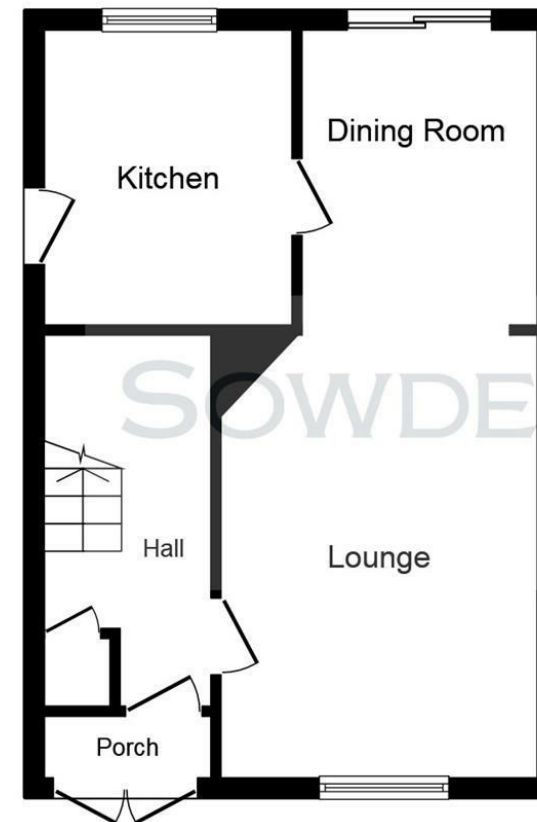
**Bedroom 3**

2.26m x 2.11m (7'05 x 6'11)

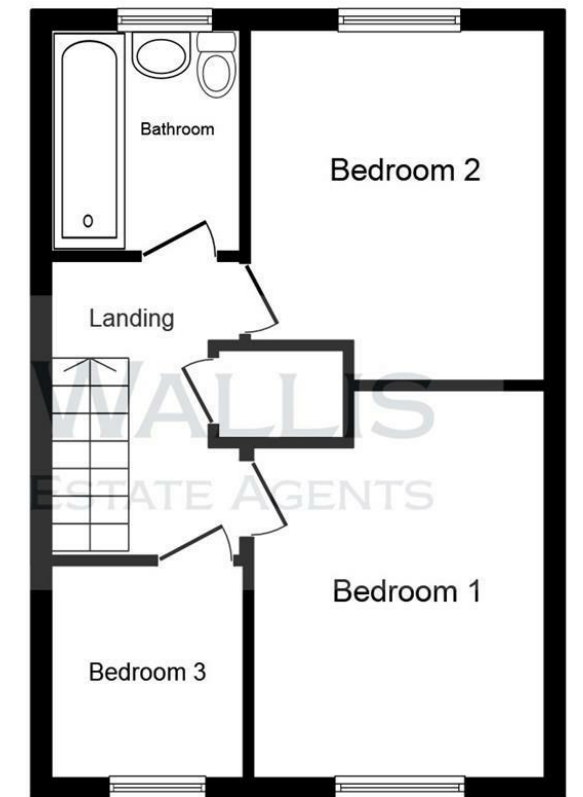
**Bathroom**

2.29m x 1.63m (7'06 x 5'04)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.