

Main Street, PE9 4NT
Braceborough
Stamford
£695,000

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- Beautifully Presented 4 Bedroom Detached Bungalow
- Fabulous Wrap Around Garden
- Double & Single Garage
- Stunning Views Over The Countryside
- 1 Acre Paddock Available Separately STS
- Sought After Village Location
- Solar Panels With Battery Unit

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Positioned in the heart of Braceborough is this beautifully presented 4 bedroom detached bungalow sat on a fabulous plot boasting panoramic views of the open countryside within a beautifully presented garden. The ground floor comprises of a large lounge/dining room with new engineered oak flooring opening up to a summer room to capture the evening sun. In addition on the ground floor are 2 great sized double rooms both with plenty of built in wardrobe space. The master bedroom also has the benefit of a large en-suite shower room with floor to ceiling tiles, a D-shaped bath with shower, vanity unit and W/C. Bed 4 which is currently utilised as an office gives dual purposes subject to requirements and conveniently opposite a large walk-in shower room which includes a vanity unit and bidet. (A unique feature to both downstairs bathrooms are the heated mirrors). To the rear of the home is a recently updated kitchen offering a range of base and wall units with appliances including an integrated fridge & freezer, dishwasher and induction hob leading to a utility room with space for both a washing machine and dryer, a new wall mounted oil fired boiler and a door leading to rear of the property. Moving upstairs there is the addition of a further double bedroom with views to the rear via a dormer window featuring a W/C & basin with a Velux window again with views across the fields and storage built in to the eaves. The home has had a new double front door fitted as well as triple glazing, a great benefit in the current energy efficiency climate.

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Outside there is a wraparound garden which is beautifully landscaped with a range of mature beds mixed with paving for alfresco dining and drinking as well as a new Arbor overlooking the rear. Additionally outside there is both a double garage with electric doors as well as a single garage and car port attached to the home providing masses of storage. Attached to the double garage is a handy potting shed perfect for the keen gardeners.

In addition to this house is a paddock to the rear available to purchase separately subject to requirements which sits on approximately an acre of land STS.

Viewing this home is essential to take in the amount of space on offer in this idyllic location!



The Stables, Braceborough, Stamford, Lincolnshire
 Approximate Gross Internal Area
 Main House = 128 Sq M/1378 Sq Ft
 Garage/Outbuilding = 71 Sq M/765 Sq Ft
 Total = 199 Sq M/2143 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

Lounge 22'11" x 12'8"
 Summer Room 9'4" x 8'8"
 Bedroom 4/Study 8'11" x 7'10"
 Kitchen 12'6" x 12'2"
 Utility
 Bedroom One 17'2" x 10'10"
 Bedroom Two 12'0" x 10'9"
 Car Port 17'2" x 9'11"
 Garage 17'2" x 11'8"
 Bedroom Three 14'4" x 13'6"
 Garage Two 22'10" x 18'6"
 Potting Shed 11'2" x 11'2"

TENURE: FREEHOLD



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