



25 Charlock Drive, Stamford, PE9 2WP

 **NEWTON FALLOWELL**

£499,950



## Key Features

- Spacious five bedroom detached
- Large living room
- Open plan kitchen diner with integrated appliances
- Five well balanced bedrooms
- Double Garage and driveway offering ample off road parking
- Wrap around rear garden
- Versatile study
- Three bathrooms and downstairs cloakroom
- EPC Rating C
- Freehold





Spacious family home tucked away on a quiet cul de sac of Stamford. This large five bedroom detached home boasts an open plan kitchen diner with separate utility room, living room, study, four double bedrooms, a further single bedroom, three bathrooms and downstairs cloakroom, wrap around corner plot garden and double garage with driveway.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor. The entrance hall offers great flow connecting the living room, study, kitchen diner and cloakroom. The study offers a versatile room, an ideal office. The large living room is flooded with natural light and has ample space. The spacious kitchen diner is open plan and features an array of modern units with integrated appliances. A separate utility room is located off the kitchen. To the first floor the landing connects three well balanced double bedrooms, a further single bedroom, and the family three piece bathroom. Bedroom two or guest suite has it's only three piece en suite shower room. The second and final floor is the master bedroom with skylights and its own three piece en suite.

Outside to the front an inset footpath leads to the front door accompanied by well-maintained borders. To the side of the property is the driveway and double garage. Part of the double garage has been part converted with a partition wall to create a current man cave or handy storage room. The rear garden wraps around the property and features a patio seating area with generous lawn.





Entrance hall 5.06m x 1.82m (16.6ft x 6ft)

Study 2.54m x 2.44m (8.3ft x 8ft)

Living room 5.76m x 3.36m (18.9ft x 11ft)

Kitchen diner 8.02m x 2.95m (26.3ft x 9.7ft)

Utility 2.56m x 1.48m (8.4ft x 4.9ft)

WC 1.77m x 0.82m (5.8ft x 2.7ft)

Landing 3.92m x 3.24m (12.9ft x 10.6ft)

Bedroom two 4.2m x 3.36m (13.8ft x 11ft)

Ensuite 2.24m x 1.65m (7.3ft x 5.4ft)

Bedroom three 3.17m x 3m (10.4ft x 9.8ft)

Bedroom four 3.78m x 2.64m (12.4ft x 8.7ft)

Bedroom five 2.54m x 2.22m (8.3ft x 7.3ft)

Bathroom 2.08m x 1.92m (6.8ft x 6.3ft)

Bedroom one 7.15m x 3.86m (23.5ft x 12.7ft)

Ensuite 2.45m x 2.03m (8ft x 6.7ft)

Man cave 4.63m x 2.8m (15.2ft x 9.2ft)

Garage 5.16m x 2.91m (16.9ft x 9.5ft)

**Agent note**

There is a right of way on the road leading to the property.





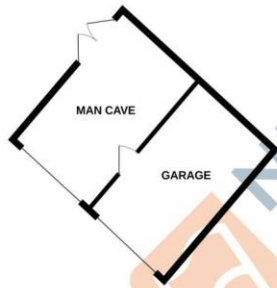
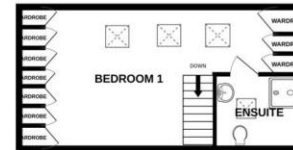
GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
Council Tax Band: E

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.