



46 Charlock Drive, Stamford, PE9 2WP

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Extended Modern Family Home
- Two Large Living Areas
- Open Plan Kitchen Diner
- Four Double Bedrooms
- Refitted Bathrooms (One En-suite)
- Landscaped Gardens with Artificial Lawn
- Detached Double Garage
- Overlooking an Open Green Space
- EPC Rating C
- Freehold

£489,950





Offering an abundance of space and overlooking an open green and enjoying a south facing garden is this well presented and extended detached family home boasting; FOUR DOUBLE BEDROOMS, a large living room with further family room/garden room, an open plan kitchen diner with utility room, a landscaped side and rear garden with artificial lawn, decking, patio terrace and a detached double garage with driveway parking for 2 cars.

On entering the home through a replacement composite door, you'll be greeted by the light and airy hallway. Here the stairs lead to the first floor accommodation, a door to the living room, an open double arch to the kitchen and a useful ground floor WC. The living room boasts a centralised fireplace with inset woodburning stove which wraps to one corner into the extended family room/garden room. Here there are bi-folding doors leading out to the side garden. The kitchen has been remodelled offering an open plan kitchen dining entertaining area with a modern fitted kitchen, integrated appliances and central island. There is ample space for a substantial table & chairs and a door leading to the separate utility room, offering further storage and a door to the rear garden. To the first floor the four double bedrooms are well presented with the main bedroom having a refitted en-suite shower room and there is a further family bathroom.

Outside the property there is ample parking for 2-3 cars to the private driveway which meets a detached double garage. The garage has been internally split in to two separate areas (which can be removed with ease) both being fitted with electric roller doors and an electric vehicle charging point. Gated access to the side leads to the terraced patio area which continues to flow round the property meeting the landscaped garden with further decked seating areas and an artificial lawn.

Entrance hall 4.95m x 2.13m (16'2" x 7'0")

WC 2.62m x 0.89m (8'7" x 2'11")

Living room 6.54m x 3.35m (21'6" x 11'0")

Family room 6.51m x 2.94m (21'5" x 9'7")

Kitchen diner 6.52m x 3.56m (21'5" x 11'8")

Utility room 1.67m x 1.66m (5'6" x 5'5")

Landing 3.77m x 1.30m (12'5" x 4'4")

Bedroom one 3.89m x 3.36m (12'10" x 11'0")

Ensuite 2.91m x 1.77m (9'6" x 5'10")

Bedroom two 3.04m x 3.35m (10'0" x 11'0")

Bedroom three 3.45m x 2.46m (11'4" x 8'1")

Bedroom four 3.42m x 2.75m (11'2" x 9'0")

Bathroom 2.25m x 1.67m (7'5" x 5'6")

Garage one 5.33m x 2.87m (17'6" x 9'5")

Garage two 5.33m x 2.45m (17'6" x 8'0")

GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	F1	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

TOTAL FLOOR AREA : 1471 sq.ft. (136.6 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.
Made with Metropix ©2024