



9 Plover Road, Essendine, Stamford, PE9 4UR

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Three bedroom detached home
- Tucked away on a quiet cul de sac
- Spacious living room
- Kitchen breakfast room
- Downstairs cloakroom
- Enclosed rear garden
- Driveway
- EPC Rating D
- Freehold

Guide Price £260,000 - £265,000





NO ONWARD CHAIN Three bedroom detached property tucked away on a quiet cul de sac of the popular village of Essendine. This lovely home boasts a spacious living room, kitchen breakfast room, three piece bathroom with downstairs cloakroom, three well balanced bedrooms, enclosed rear garden, and driveway.

The property is arranged over two floors, entering via the entrance hall which offers great flow by connecting the living room, kitchen breakfast room and the cloakroom. The kitchen breakfast room has an array of units and ample space for a breakfast table. The living room is light and airy and has French doors which open out onto the garden. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom, and the family three piece bathroom.



Outside to the front an inset footpath leads to the front door accompanied by a low maintenance gravel borders. To the side of the property is a driveway offering off road parking. The rear garden is fully enclosed and private featuring a patio seating area and lawn with mature borders.



Entrance hall 5.32m x 1.98m (17.5ft x 6.5ft)

Cloakroom 1.72m x 0.88m (5.6ft x 2.9ft)

Living room 4.7m x 3.46m (15.4ft x 11.4ft)

Kitchen breakfast room 3.97m x 2.56m (13ft x 8.4ft)

Landing 2.81m x 2.06m (9.2ft x 6.8ft)

Bedroom one 4.52m x 2.54m (14.8ft x 8.3ft)

Bedroom two 2.97m x 2.54m (9.7ft x 8.3ft)

Bedroom three 2.47m x 2.06m (8.1ft x 6.8ft)

Bathroom 2.1m x 2.05m (6.9ft x 6.7ft)



GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(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:
Council Tax Band: C

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.