

45 Dundee Drive, Stamford, Lincs, PE9 2TR

This beautifully presented four bedroom family home is situated in a popular position close to Malcolm Sargent Primary School. The property comes with versatile accommodation that comes with three reception rooms, a kitchen diner and Main bedroom with en-suite.

The ground floor comprises an entrance hall, WC, family room, sitting room and kitchen diner with built in oven and hob. To the first floor is the Main bedroom with en-suite, dressing room/office, three further bedrooms and a family bathroom.

To the rear is a stunning garden with decking and pergola, and to the front is gravelled driveway parking.

NO CHAIN

Guide Price £425,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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.

- Detached Family Home
- Three Reception Rooms
- Landscaped Rear Garden
- Popular Residential Area
- EPC - C Council Tax - D

- Four Bedrooms
- Ensuite to Principal Bedroom
- Driveway Parking
- Close to Malcolm Sargent School
- NO CHAIN



ACCOMMODATION:

Entrance Hallway

Playroom
3.89m x 2.41m (12'9" x 7'10")

Living Room
4.34m x 3.84m (14'2" x 12'7")

Dining Room
2.82m x 2.84m (9'3" x 9'3")

Kitchen
4.57m x 2.36m (14'11" x 7'8")

Office
1.96m x 1.52m (6'5" x 4'11")

Bedroom One
3.38m x 2.77m (11'1" x 9'1")

Ensuite

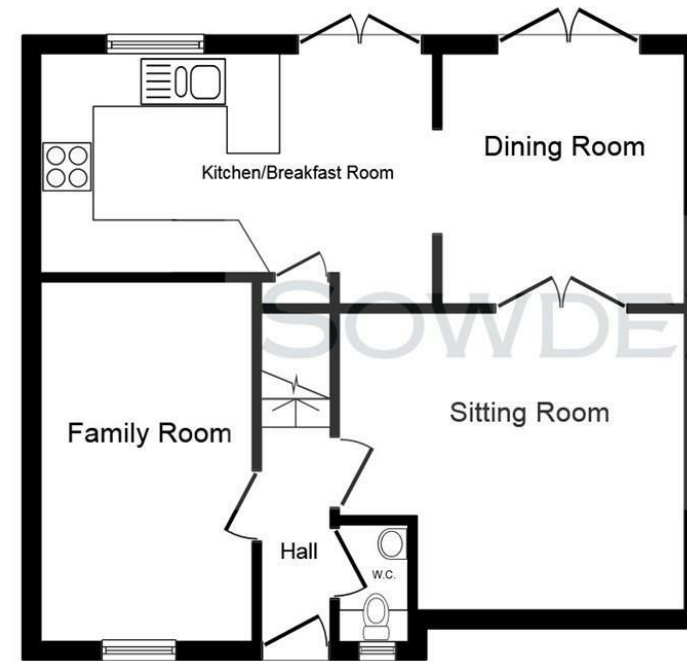
Bedroom Two
2.84m x 2.77m (9'3" x 9'1")

Bedroom Three
2.69m x 2.41m (8'9" x 7'10")

Bedroom Four
2.69m x 2.41m (8'9" x 7'10")

Bathroom

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.