



14 Main Road, Collyweston, Stamford, Northamptonshire, PE9 3PF

SOLD STC PRIOR TO MARKETING

Situated on a generous plot, with stunning views over open countryside, is this impressive modern family home. Extended and renovated to an exceptional standard, the property features an air source heat pump, impressive open plan living space and striking bathroom suites.

The accommodation comprises: a large kitchen living area with integrated appliances and a quartz worktop, media room, utility and walk in pantry room, two double bedrooms on the ground floor with shower room, principle bedroom on the first floor and a four piece ensuite.

Outside, the large walled rear garden will be mainly laid to lawn. There is also a patio area, laid using high quality porcelain tiles and featuring a sunken firepit. To the front of the property, the graveled driveway will be surrounded by raised borders and entered via electric gates.

£750,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	85
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.

- Extended and Renovated Home
- Large Kitchen/Living/Diner
- Air Source Heat Pump and Under Floor Heating
- Electric Gates with Driveway
- EPC

- Exceptionally High Quality
- Walk in Pantry and Utility Room
- Three Double Bedrooms
- Countryside Views

ACCOMMODATION:

Entrance Hallway

Kitchen/Living/Diner

Media Room

Utility Room

Study/Pantry

W/C

Bedroom 2

Bedroom 3

Shower Room

Landing

Bedroom 1

Ensuite Bathroom

FLOOR PLAN: