

## 12 Charlock Drive, Stamford, PE9 2WP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Positioned on a popular residential estate on the edge of Stamford, is this well proportioned four bedroom detached home, which has recently undergone some improvements throughout. The property benefits from 2 reception rooms, a single garage and a nice size garden.

In brief, the accommodation comprises; entrance hall, living room, dining room, kitchen, utility, downstairs w/c, two double bedrooms, two single bedrooms, en suite and family bathroom.

The rear garden is mainly laid to lawn which has recently been scarified and reseeded, alongside a good sized patio area. The the front is a driveway and single garage.

**£1,550 PCM**

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.

- Four bedroom detached home
- Two reception rooms
- Ensuite and family bathroom
- AVAILABLE IMMEDIATELY
- Deposit: £1788

- Good size garden to the front and rear
- Utility and W/C
- Popular estate location
- Holding deposit: £357



**ACCOMMODATION:**

Entrance Hallway

**Living Room**  
5.4m x 3.2m (17'8" x 10'5")

**Dining Room**  
3.8m x 3.2m (12'5" x 10'5")

**Kitchen**  
3.2m x 3.0m (10'5" x 9'10")

Utility Room

W/C

First Floor Landing

**Bedroom**  
3.6m x 3.4m (11'9" x 11'1")

Ensuite

**Bedroom**  
3.6m x 2.8m (11'9" x 9'2")

**Bedroom**  
2.6m x 2.6m (8'6" x 8'6")

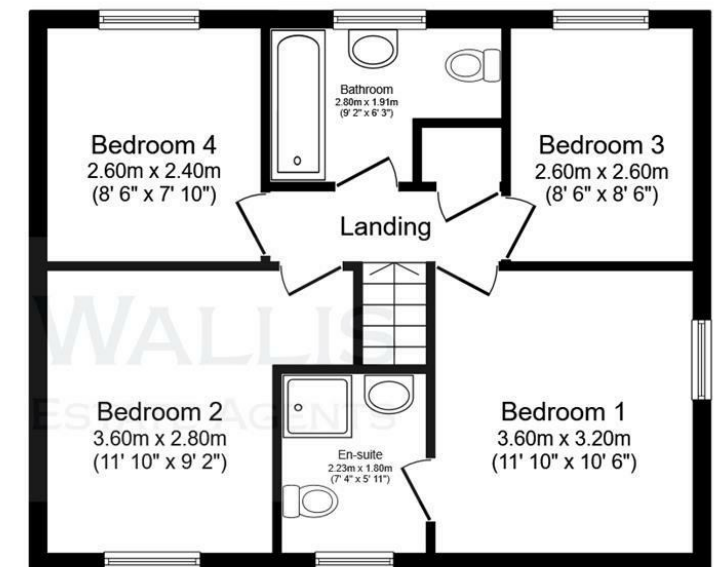
**Bedroom**  
2.6m x 2.4m (8'6" x 7'10")

Bathroom

**FLOOR PLAN:**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)