

## 59 Conduit Road, Stamford, Lincs, PE9 1QL

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	
	81
	66
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	

This beautifully presented extended four bedroom property, finished to a high standard throughout, is just a short walk from the town centre and comes with off street parking and a garage.

At the heart of the house is a stylish open plan kitchen diner with bi fold doors leading out onto a tiled patio with seating area and lawn, perfect for entertaining. To the end of the garden is a separate annexe with bedroom, living space and shower room.

Downstairs offers two further living rooms, a playroom, study, WC and utility room, benefitting from underfloor heating throughout. The property further benefits from air conditioning and smart heating for individual room heating control.

Upstairs the Main bedroom comes with a superb en-suite with walk in shower, whilst the other three bedrooms are serviced by the family bathroom.

A single garage is accessible from the garden with parking for one car to the front via a shared access driveway.

This property needs to be seen to fully appreciate the amount of living space on offer.

**£3,500 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 bed detached home
- Open plan kitchen/living/diner
- Four double bedrooms
- Parking and garage
- Deposit: £4038

- Annexe potential
- Four additional reception rooms
- Generous rear garden beautifully presented
- EPC: D Council Tax: E
- Holding deposit: £807

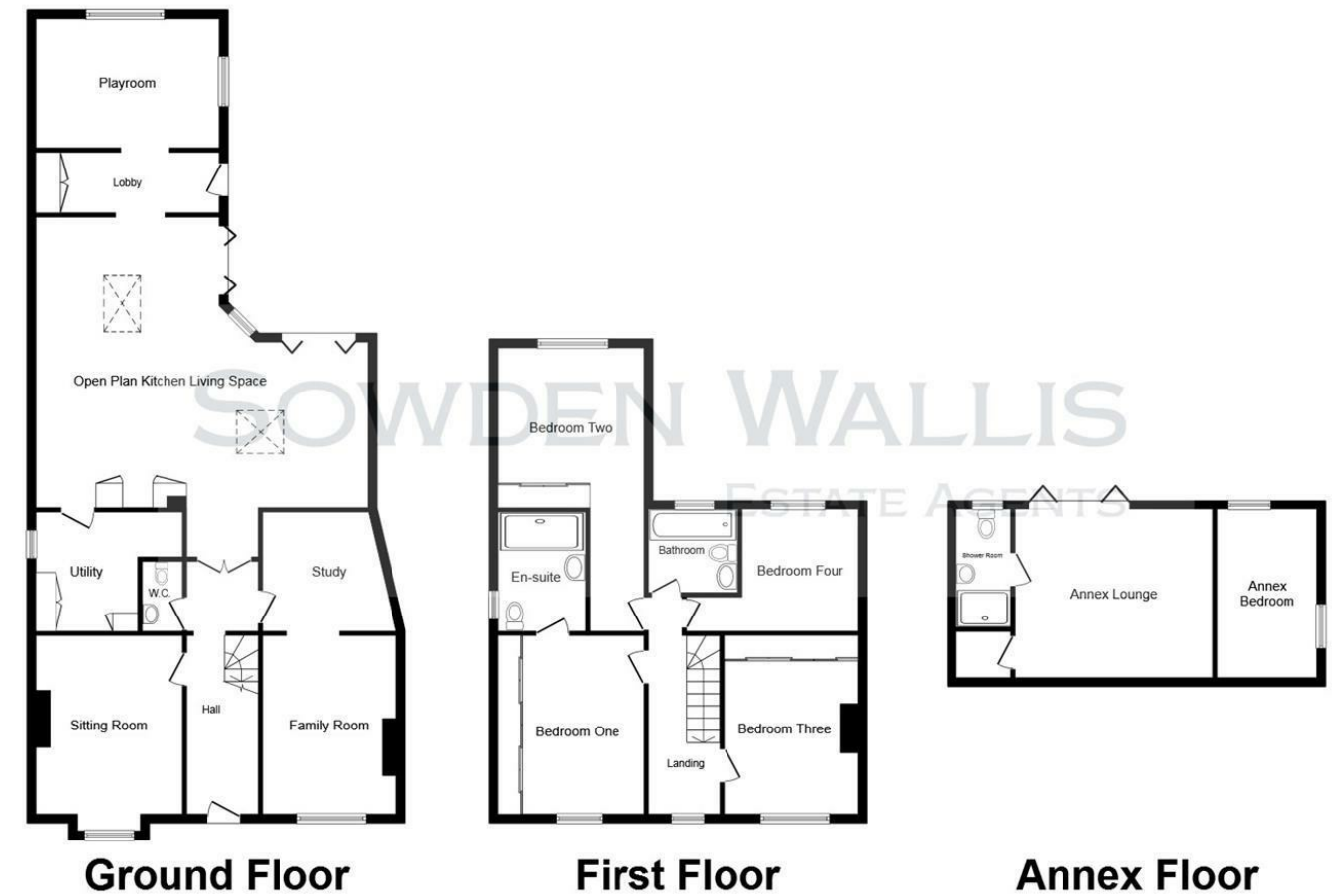


**ACCOMMODATION:**

- Entrance Hallway**  
6.07m x 1.93m (19'10" x 6'3")
- Sitting Room**  
4.04m x 3.43m (13'3" x 11'3")
- Lounge**  
4.65m x 3.48m (15'3" x 11'5")
- Study**  
2.77m x 2.69m (9'1" x 8'9")
- Kitchen/Living/Diner**  
9.96m x 7.57m (32'8" x 24'10")
- Utility Room**  
3.02m x 1.93m (9'10" x 6'3")
- Play Room**  
3.33m x 2.84m (10'11" x 9'3")

- Main Bedroom**  
4.62m x 2.84m (15'1" x 9'3")
- Ensuite**
- Bedroom Two**  
3.48m x 3.33m (11'5" x 10'11")
- Bedroom Three**  
3.43m x 3.23m (11'3" x 10'7")
- Bedroom Four**  
3.30m x 2.69m (10'9" x 8'9")
- Family Bathroom**  
1.83m x 1.73m (6'0" x 5'8")
- Annexe Sitting Room**
- Annexe Bedroom**

**FLOOR PLAN:**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.