

## 9 Jackson Way, Stamford, PE9 1FG

This spacious five bedroom detached family home is set overlooking a green to the front and offers versatile accommodation set over three floors. The property is stylishly presented with a stunning breakfast kitchen that opens onto landscaped rear garden.

The accommodation briefly comprises: - Entrance hall, cloakroom, sitting room, kitchen breakfast room, utility, family room, study, Main bedroom with en-suite, guest bedroom with en-suite, three further bedrooms and a family bathroom.

The kitchen comes with quartz work surfaces, an island, bi-fold doors and utility room. There is also three reception rooms and two en-suite shower rooms.

To the rear of the property is a well presented patio and lawn garden with additional decking. There is a double garage that has been converted into a generous gym, as well as off street parking.

Viewing is highly recommended.

**Asking Price £639,995 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			
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	

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
- Well presented
- Three reception rooms
- Set over looking a green
- Landscaped garden

- Five bedrooms
- Superb breakfast kitchen
- Main & Guest en-suites
- Gym converted from the double garage & parking
- EPC - C, Council Tax Band - F



**ACCOMMODATION:**

Entrance Hall

Cloakroom

Sitting Room  
6.25m x 3.43m (20'6 x 11'3)

Kitchen Area  
3.94m x 3.45m (12'11 x 11'4)

Breakfast Area  
3.66m x 3.35m (12' x 11')

Utility  
2.08m x 1.57m (6'10 x 5'2)

Family Room  
3.45m x 3.02m (11'4 x 9'11)

Study  
3.05m x 1.93m (10' x 6'4)

Landing

Main Bedroom  
4.04m x 3.40m (13'3 x 11'2)

En-suite

Bedroom Three  
3.48m x 3.23m (11'5 x 10'7)

Bedroom Four  
3.48m x 2.34m (11'5 x 7'8)

Family Bathroom

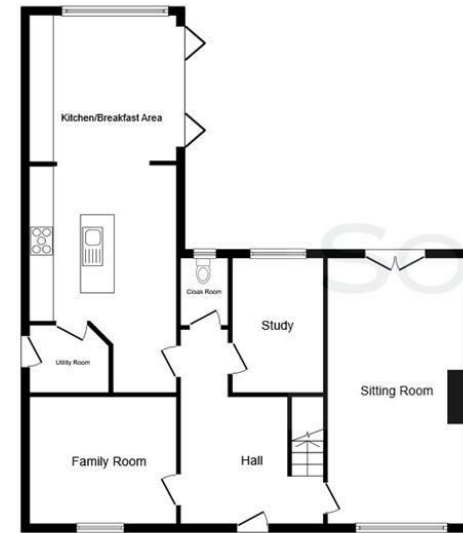
Landing

Guest Bedroom  
3.28m x 3.00m (10'9 x 9'10)

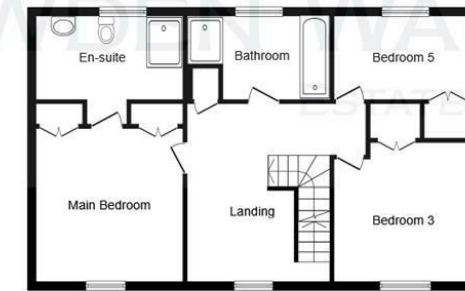
En-suite

Bedroom Five  
3.51m x 3.00m (11'6 x 9'10)

**FLOOR PLAN:**



Ground Floor



First Floor



Second 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)