

## 3 Woodhead Close, Stamford, PE9 1DP

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			
		62	82
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 four bedroom detached family home is set in a cul-de-sac location and is not overlooked to the rear. The property has a spacious kitchen diner, converted garage that is currently used as a study, main bedroom with en-suite and three further bedrooms.

The accommodation comprises:- Entrance hall, sitting room, kitchen diner, conservatory, study, cloakroom, landing, Main bedroom with en-suite, three further bedrooms and a well appointed family bathroom.

There is gas fired central heating and uPVC double glazing, as well as blocked paved off street parking. To the rear is an enclosed and private patio and lawn garden with side access and a garden shed.

NO CHAIN

**Asking Price £450,000 Freehold**

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
- Not over looked at the rear
- Open plan kitchen diner
- Main Bedroom with en-suite
- Council Tax Band - D, EPC - D

- Cul-de-sac location
- Bay fronted sitting room
- Gas fired central heating
- Off street parking
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
5.16m x 3.96m (16'11" x 13')

**Kitchen Area**  
4.93m x 2.95m (16'2" x 9'8")

**Dining Area**  
2.92m x 2.51m (9'7" x 8'3")

**Conservatory**  
3.38m x 2.46m (11'1" x 8'1")

**Study**  
4.01m x 2.36m (13'2" x 7'9")

**Cloakroom**  
1.32m x 0.74m (4'4" x 2'5")

**Landing**

**Main Bedroom**  
3.94m x 3.76m (12'11" x 12'4")

**En-suite**  
2.95m max x 1.32m (9'8" max x 4'4")

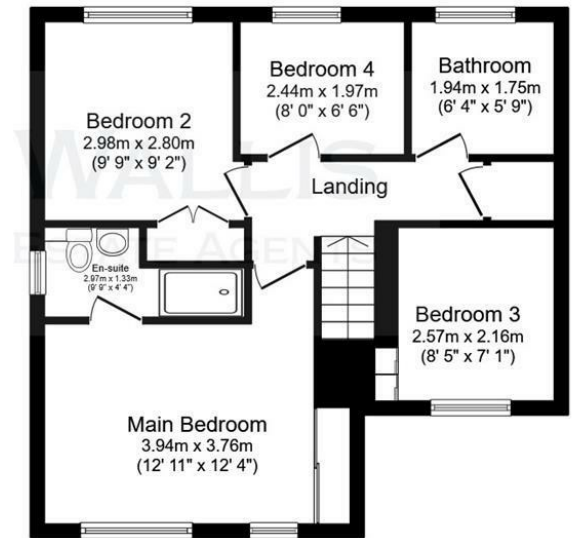
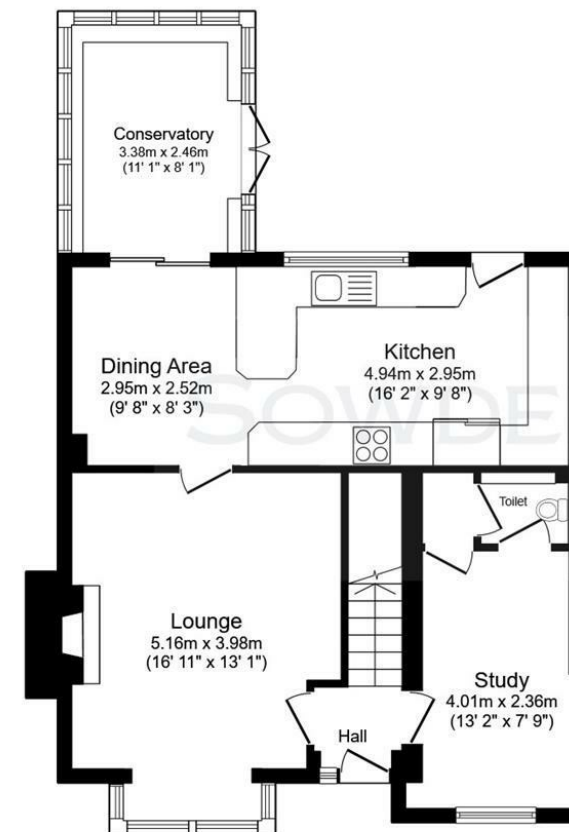
**Bedroom Two**  
2.97m x 2.79m (9'9" x 9'2")

**Bedroom Three**  
2.57m x 2.16m (8'5" x 7'1")

**Bedroom Four**  
2.46m x 1.96m (8'1" x 6'5")

**Family Bathroom**  
1.96m x 1.75m (6'5" x 5'9")

**FLOOR PLAN:**



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