



Klaffenbach Main Street, Ufford, Stamford, PE9 3BH

Set in a tucked away position within this popular Stamford village, this four bedroom detached family home comes with a south facing garden and an additional hidden garden that has a sizable wooden outbuilding. The property comes with three reception rooms, a breakfast kitchen and conservatory, whilst also featuring a conservatory.

The accommodation comprises: - Entrance hall, cloakroom, sitting room with feature fireplace, breakfast kitchen, utility room, study, play room, gallery landing, Main bedroom with en-suite, three further bedrooms and shower room.

To the front of the property is a shared driveway that leads to two parking spaces and the double garage, whilst to the rear is a private south facing garden and the additional hidden garden with wooden outbuilding.

NO CHAIN

Guide Price £625,000 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			
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.

- Tucked away location
- Four bedrooms
- Breakfast kitchen
- Double garage & two parking spaces
- Hidden garden with wooden out building

- Detached family home
- Three reception rooms & a conservatory
- Gas fired central heating
- South facing main garden
- Council Tax Band - F, EPC - , NO CHAIN



ACCOMMODATION:

Entrance Hall

Cloakroom
1.96m x 1.24m (6'5 x 4'1)

Sitting Room
6.22m x 3.76m max, 2.69m (20'5 x 12'4 max, 8'10)

Breakfast Kitchen
3.78m max, 2.87m min x 2.54m max, 2.24m min (12'5 max, 9'5 min x 8'4 max, 7'4 min)

Utility Room
3.00m x 2.95m max, 2.36m min (9'10 x 9'8 max, 7'9 min)

Play Room
3.76m x 2.51m (12'4 x 8'3)

Study
3.07m x 2.95m (10'1 x 9'8)

Conservatory
4.22m x 3.07m (13'10 x 10'1)

Gallery Landing

Main Bedroom
3.81m x 2.95m (12'6 x 9'8)

En-suite
1.96m x 1.35m (6'5 x 4'5)

Bedroom Two
3.76m x 3.40m (12'4 x 11'2)

Bedroom Three
2.74m x 2.72m (9' x 8'11)

Bedroom Four
3.81m x 2.26m (12'6 x 7'5)

Shower Room
2.92m x 2.29m (9'7 x 7'6)

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