

## Meadow View Greatford, Stamford, PE9 4QA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This four double bedroom detached family home is presented to a high standard throughout and comes with country views to the rear. The generous dual aspect sitting room comes with a wood burning stove and leads via double doors to the spacious kitchen diner, with both having patio doors onto the garden. A well appointed en-suite shower room and the country views are all a feature of the Main bedroom and the gallery landing and good sized entrance hall give a sense of space in the property.

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

To the front of the property is double garage and ample off street parking, whilst to the rear is good sized patio and lawn garden with country views.

NO CHAIN

**Asking Price £665,000 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.

- Immaculately presented family home
- Stylish kitchen diner
- Country views to rear
- Double garage & ample parking
- Council Tax Band - F, EPC - D

- Four double bedrooms
- Generous sitting room with wood burning stove
- Oil fired heating
- Spacious patio & lawn garden
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**  
2.06m x 0.97m (6'9 x 3'2)

**Sitting Room**  
6.96m x 3.40m (22'10 x 11'2)

**Kitchen Diner**  
5.79m x 3.43m (19' x 11'3)

**Utility room**  
2.95m x 1.85m (9'8 x 6'1)

**Study**  
3.05m x 2.11m (10' x 6'11)

**Gallery Landing**

**Main Bedroom**  
4.32m x 3.40m (14'2 x 11'2)

**En-suite**  
2.54m x 0.97m (8'4 x 3'2)

**Bedroom Two**  
3.40m x 2.51m min, 3.33m max (11'2 x 8'3 min, 10'11 max)

**Bedroom Three**  
3.33m x 3.35m (10'11 x 11')

**Bedroom Four**  
3.48m x 2.36m (11'5 x 7'9)

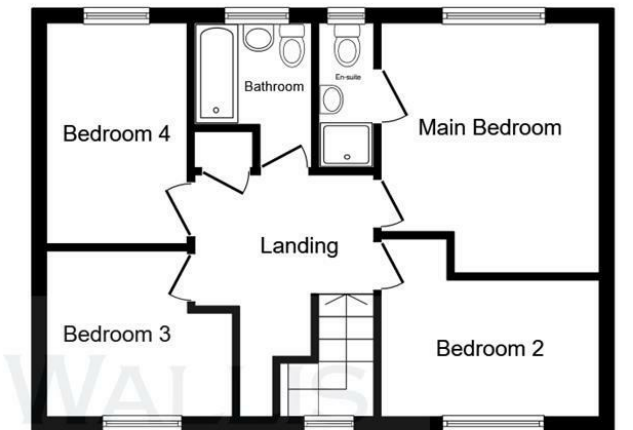
**Family Bathroom**  
2.54m max, 1.68m min x 2.16m (8'4 max, 5'6 min x 7'1)

**Double Garage**  
5.26m x 5.26m max, 4.57m min (17'3 x 17'3 max, 15' min)

**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