

21 School Lane, Uffington, Stamford, PE9 4SU

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		

Situated in the popular village of Uffington, within close proximity to the village primary school and pub, is this two bedroom detached bungalow. Neutrally decorated throughout, the bungalow benefits from two good sized double bedrooms and low maintenance front and rear gardens.

In brief, the accommodation comprises; entrance hall, sitting room, kitchen diner, sun room, main bedroom with ensuite, second double bedroom and a family bathroom.

Externally, there is a driveway to the front with ample off street parking, leading to a single garage. To the rear is a paved seating area.

£385,000 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.

- Detached bungalow
- Ensuite and family bathroom
- Neutral decor throughout
- NO CHAIN

- Two double bedrooms
- Driveway and single garage
- Gardens to the front and rear
- EPC: TBC Council Tax: C



ACCOMMODATION:

Entrance Hallway

Garage

Living Room

4.75m x 3.45m (15'7" x 11'3")

Kitchen Diner

5.84m x 2.95m (19'1" x 9'8")

Sun Room

3.71m x 1.57m (12'2" x 5'1")

Main Bedroom

3.71m x 3.07m (12'2" x 10'0")

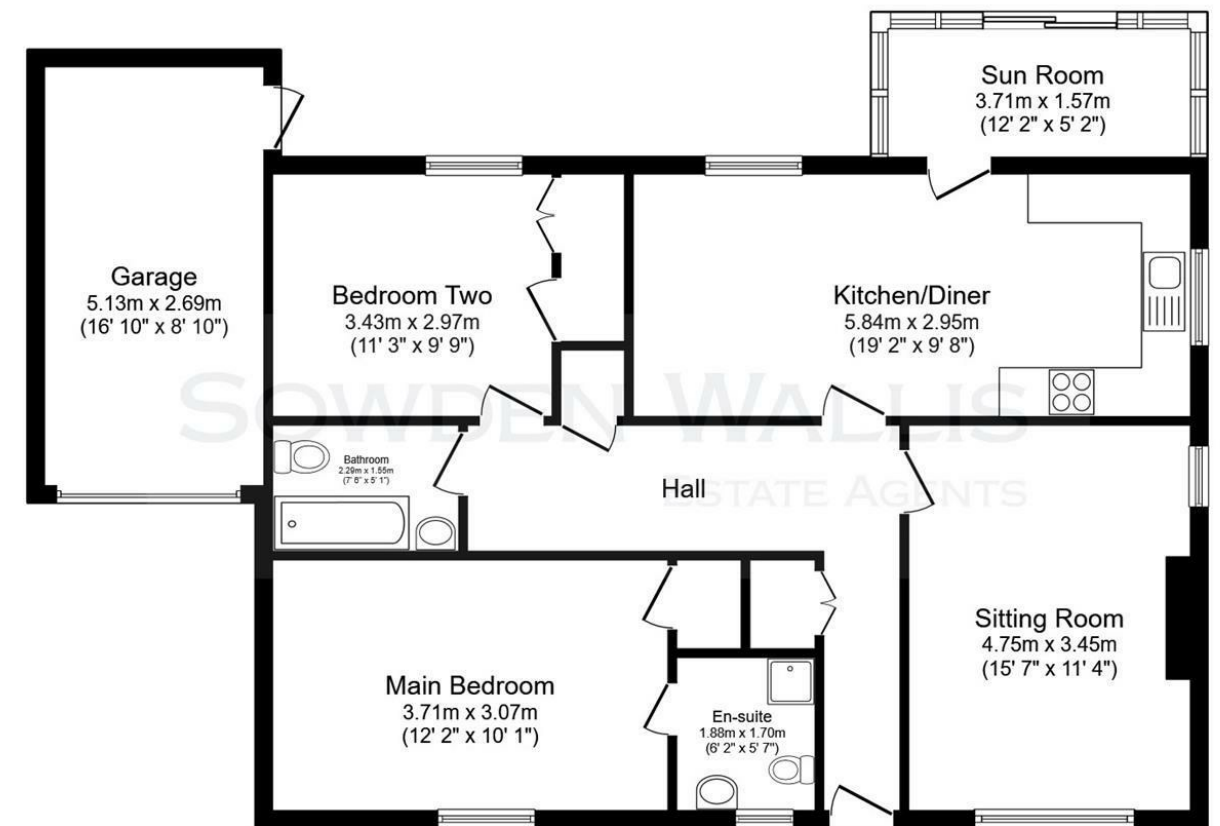
Ensuite

Bedroom

3.43m x 2.97m (11'3" x 9'8")

Bathroom

FLOOR PLAN:



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