

69 Conduit Road, Stamford, Lincolnshire, PE9 1QL

This modern, detached, family home sits on a popular road within walking distance of the schools and the town centre. The house offers a degree of versatility, with spacious reception rooms and four double bedrooms.

The ground floor has a welcoming hallway, with doors off to the principal rooms. The living room is a wonderful size and enjoys a dual aspect. The wood burning stove makes a cosy focal point. Bi-fold doors open to the conservatory which currently is used as a dining room. Planning permission has been granted for the removal of this and a large extension adding to the rear. Across the hall is a large study or snug.

The kitchen offers an extensive range of fitted units along with a breakfast bar for mealtimes. There are integrated appliances. The utility room is a superb size with great storage, a sink and space for the clobber associated with family life. A handy door leads into the garage.

The bright first floor landing provides access to the four double bedrooms. A well-appointed Jack & Jill shower room gives a choice of principal bedroom. The family bathroom completes the accommodation.

The house has a lengthy drive providing plenty of parking and turning space, and leads on to the single garage which is accessed via a remote controlled door. Gated access leads to the rear garden where there is a large patio set to capture the sunshine throughout the day. The remainder of the garden is lawned and has mature trees and shrubs proving an established feel.

The accommodation comprises:- Entrance hall, cloakroom, sitting room, kitchen diner, utility room, study, conservatory, landing, Main bedroom with Jack and Jill shower room, three further double bedrooms and a family bathroom.

Asking Price £775,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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.

- Detached family home
- Four double bedrooms
- Breakfast kitchen
- Planning permission for a single storey extension
- Council Tax Band - F
- Close to the town centre
- Generous sitting room
- Gas fired central heating
- Large driveway & single garage
- EPC - C



ACCOMMODATION:

Entrance Hall

Sitting Room

7.25 x 3.66 (23'9" x 12'0")

Breakfast Kitchen

3.94 x 3.92 (12'11" x 12'10")

Utility Room

3.12 x 2.43 (10'2" x 7'11")

Study/Play Room

3.85 x 2.72 (12'7" x 8'11")

Conservatory

3.66 x 2.87

Landing

Main Bedroom

1.52m.13.41m x 0.91m.7.62m (5.44 x 3.25)

Jack & Jill Shower Room

2.36 x 1.19

Bedroom Two

5.43 x 3.99 (17'9" x 13'1")

Bedroom Three

3.63 x 3.28 (11'10" x 10'9")

Bedroom Four

3.66 x 3.24 (12'0" x 10'7")

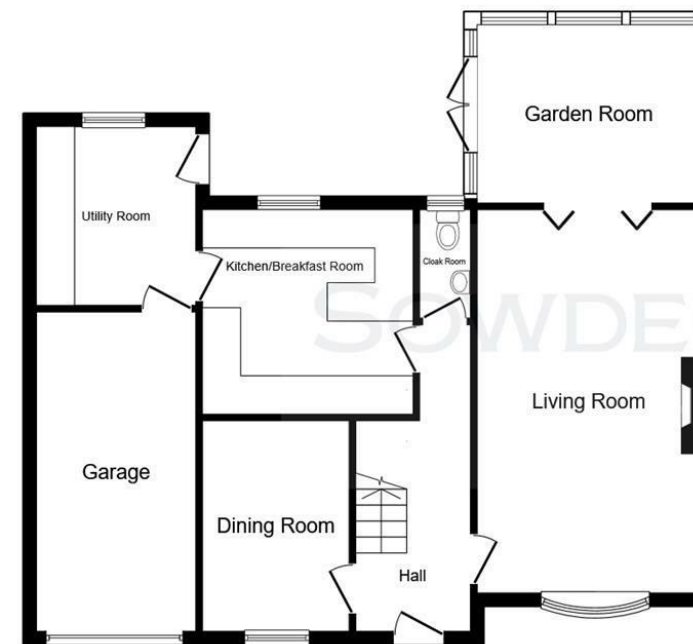
Family Bathroom

2.36 x 2.31 (7'8" x 7'6")

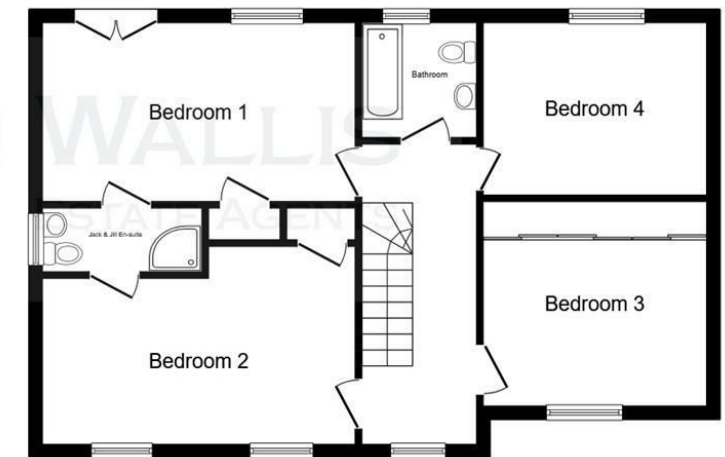
Single Garage

6.04 x 2.39 (19'9" x 7'10")

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