

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 84 |
| (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.

4 Sutherland Way, Stamford, PE9 2TA

Offered to the market with NO ONWARD CHAIN, this impressively refurbished and extended four-bedroom detached family home is positioned within one of the area's most desirable residential locations. The property has been thoughtfully redesigned and upgraded to provide generous, contemporary living space finished to a high standard throughout, making it ready for immediate occupation.

The ground floor is entered via a bright and welcoming entrance hall, with a cloakroom/WC for added practicality. The sitting room offers a comfortable space for relaxation, while to the rear of the home is a superb open-plan living and entertaining area, designed to maximise light and space. Sliding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are four well-proportioned bedrooms, including a stylish principal bedroom with en-suite, along with a high-quality family bathroom, both finished with modern fittings and attention to detail.

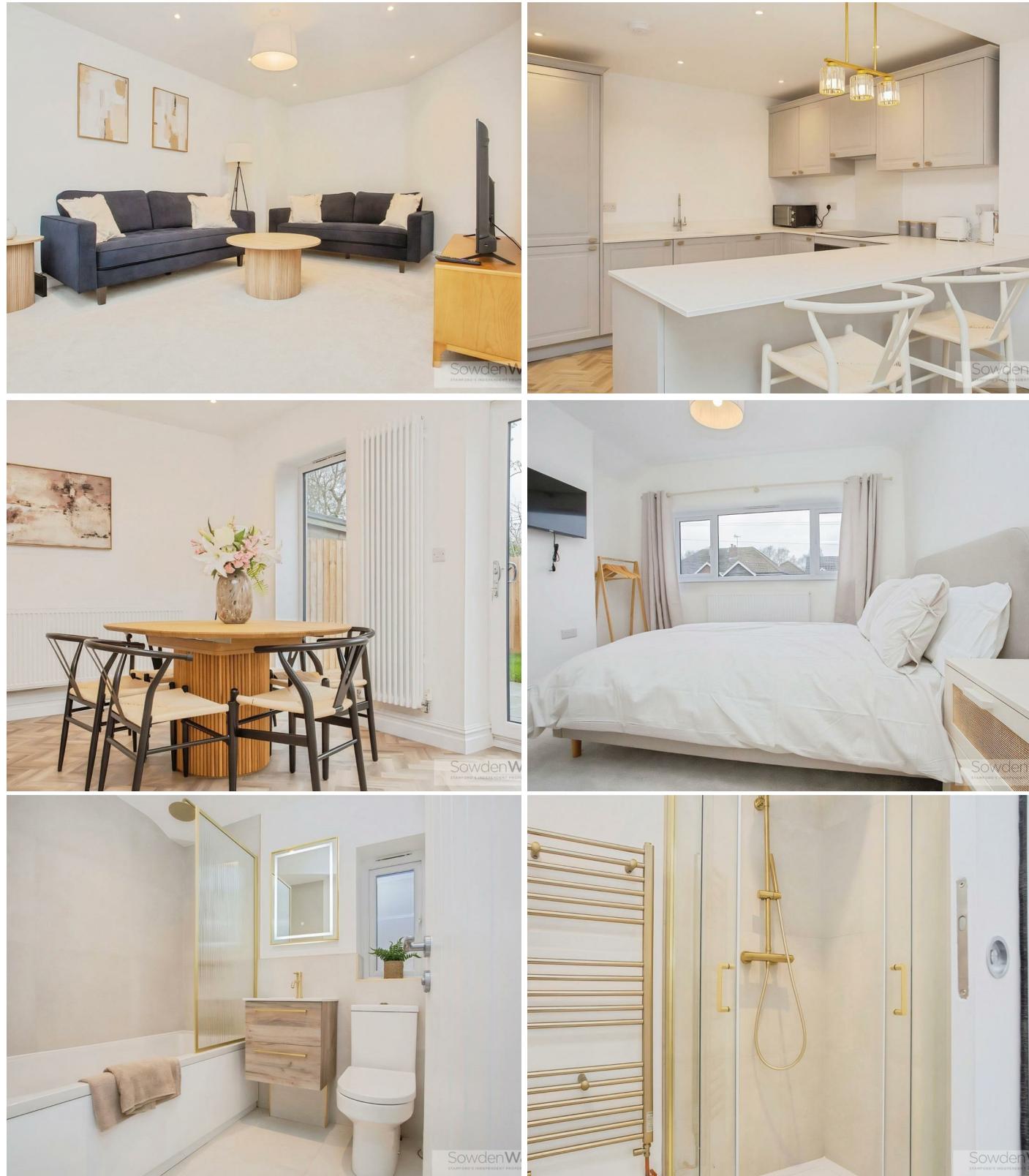
Externally, the property provides off-road parking for multiple vehicles, and a pleasant rear garden suitable for family use and entertaining.

The location is ideal for families and commuters alike, being close to Malcolm Sargent Primary School, offering easy access to the town centre, and providing convenient routes to the A1.

Presented in excellent condition and offered with NO ONWARD CHAIN, this outstanding family home must be viewed to fully appreciate the quality, space, and location on offer.

Asking Price £499,995 Freehold

- Immaculately renovated & extended family home
- Impressive kitchen diner
- Gas fired central heating
- Off street parking
- Council Tax Band - D, EPC - C



- Close to the Malcolm Sargent Primary School
- Main bedroom with en-suite
- Four bedrooms
- Patio & lawn garden
- NO CHAIN

ACCOMMODATION:

Entrance Hall
4.52m x 1.83m (14'10" x 6')

Sitting Room
4.88m x 3.38m (16' x 11'1")

Open Plan Kitchen Diner
6.35m x 5.23m (20'10" x 17'2")

W/C
1.60m x 0.71m (5'3" x 2'4")

Landing

Main Bedroom
3.07m x 2.97m (10'1" x 9'9")

En-suite
2.13m x 1.37m (7' x 4'6")

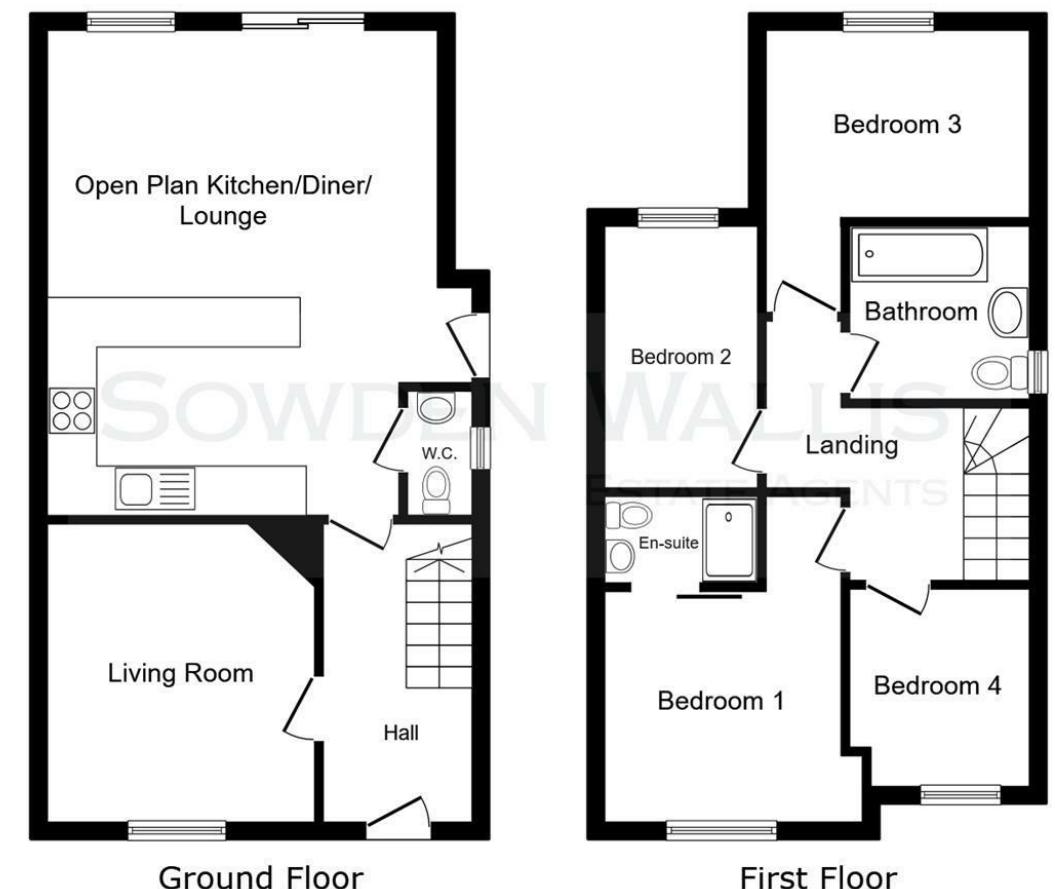
Bedroom Two
2.41m x 3.25m (7'11" x 10'8")

Bedroom Three
2.74m x 2.64m (9' x 8'8")

Bedroom Four
2.44m x 2.16m (8' x 7'1")

Family Bathroom
3.20m x 2.41m (10'6" x 7'11")

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