



22 Dunlin Road, Essendine

Offers Over £385,000

Dunlin Road

Essendine, Stamford

Luxurious 4-bed family home in Essendine village, just 5 minutes from Stamford. Modern design, spacious rooms, glass ceiling, open-plan living. Private garden, parking for 6 cars. High-speed internet, close to amenities and nature trails. Ideal for a serene yet convenient lifestyle.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four spacious double bedrooms
- Off road driveway parking for 6 vehicles
- Large open planing multifunctional living space with glass lantern apex ceiling and full width bi-fold doors.
- Principal suite with en-suite
- Downstairs WC
- Excellent quiet village location on the outskirts of Stamford
- Close to a vast range of amenities including pubs, farm shops, butchers, vineyards and more.
- Benefits from superfast broadband up to 900mb
- Beautiful low maintenance private rear garden
- Located in the heart of a wonderful sought after village with walking trails from the street itself.





Entrance Hall

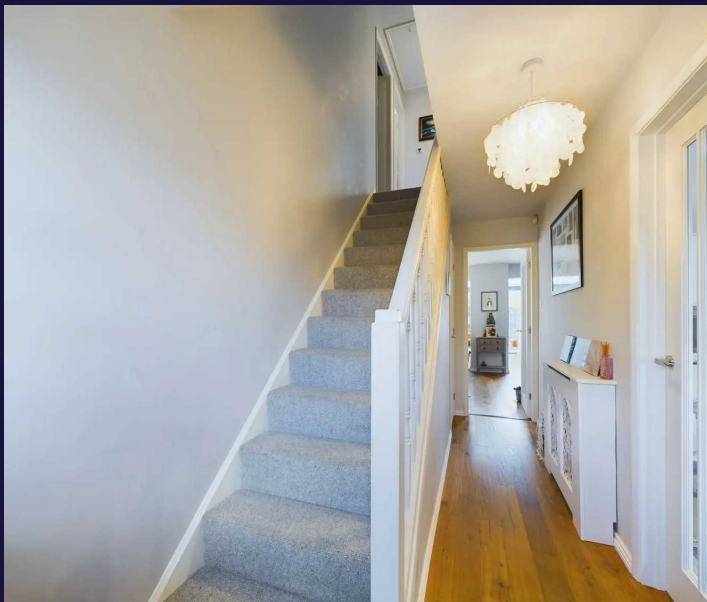
14' 3" x 5' 10" (4.34m x 1.78m)

As you step into the house, you will be greeted by a well-lit entrance hall that is decorated in neutral shades. To the left of the hall, you will see a set of stairs that lead to the first floor, while on the right, there is a door that leads to the kitchen. Conveniently placed under the stairs is a washroom that features a WC and a handbasin. If you look straight ahead, you will be able to see the large open plan living area located at the back of the house. The wooden floors in the house are durable, and the stairs are covered with light grey carpet that is in excellent condition.

Kitchen

16' 1" x 8' 10" (4.91m x 2.69m)

Upon turning right from the entrance hall, you will come across a timber and glass door that leads to the kitchen. The kitchen is well-lit and spacious, equipped with an integrated fridge freezer and washing machine, built-in oven, hob, and extractor fan. You can access the rear of the house through a side door, and there is enough space and plumbing in place for a dishwasher. The worktop area is ample, and the window provides a view of the driveway at the front of the house. The decor features neutral colors with grey tile-effect flooring, white units, and dark worktops. The black London tube-style tiled splashback gives the kitchen a stylish touch.



Cloakroom

5' 5" x 2' 6" (1.66m x 0.75m)

Conveniently located off the entrance hall, the downstairs cloakroom features a WC and a handbasin with a built-in storage unit. The flooring matches that of the hallway, made of engineered oak. There is a small radiator and a towel rail. The walls are bright and welcoming, painted in a light shade of pink, and the fun accessories, such as the multicoloured toilet seat, give this space a sense of personality.



Living and Dining Room

23' 8" x 23' 8" (7.21m x 7.21m)

As you enter through the main entrance, you'll see a glass and timber door that leads to a bright, spacious and welcoming room. The entire space features solid oak engineered flooring and has neutral decor, making it versatile for living, dining or entertainment purposes. The grey bi-fold doors, which extend to 4.5 meters, provide full-width access and the Lantern Atlas glass apex ceiling floods the room with natural light, even on cloudy days. The Clearview 12kw log burner is a focal point of the room and keeps the space warm and cosy throughout the year.

Landing

5' 4" x 5' 10" (1.63m x 1.79m)

As you ascend the stairs, you'll find yourself in a spacious landing area that leads to multiple bedrooms and a family bathroom. The landing is decorated in neutral colors and features a light grey carpet that extends from the stairs. The first door on the left leads to bedroom 2, followed by bedroom 3, then the family bathroom, bedroom 4, and finally the principal bedroom. The doors are all painted white and are in excellent condition. The loft hatch is here, with a loft ladder leading to a boarded-out loft with plenty of storage space.

Principal Bedroom

10' 11" x 15' 4" (3.34m x 4.68m)

Located at the front of the property, the principal suite is spacious and well-lit with three opening windows. It also features its own en-suite. The room offers ample space for furniture and even has a designated area that would be perfect for built-in storage. The carpet is in excellent condition and feels great underfoot. The walls are tastefully decorated in a dark grey color, and the windows have roller blinds to block out light and ensure privacy.



En-Suite

4' 2" x 6' 2" (1.26m x 1.88m)

This fabulous en-suite comprises of a three piece suite with a roomy corner shower. The decoration is neutral with practical built-in storage. The wall behind the washbasin and built-in WC unit is tiled with large brown tiles, as is the shower cubicle. The flooring is the same brown tiles used on the walls, while there is a heated chrome towel rail. The window is obscured to ensure privacy.

Bedroom 2

11' 2" x 8' 5" (3.41m x 2.56m)

This double bedroom is spacious and neutrally decorated, sporting a blue carpet that is in excellent condition. Presently, it is being used as an exercise/gaming room, and the window has been covered to provide a blackout for the space. However, the covering can be easily removed, and once taken down, the room becomes light and bright with views to the front of the property.

Bedroom 3

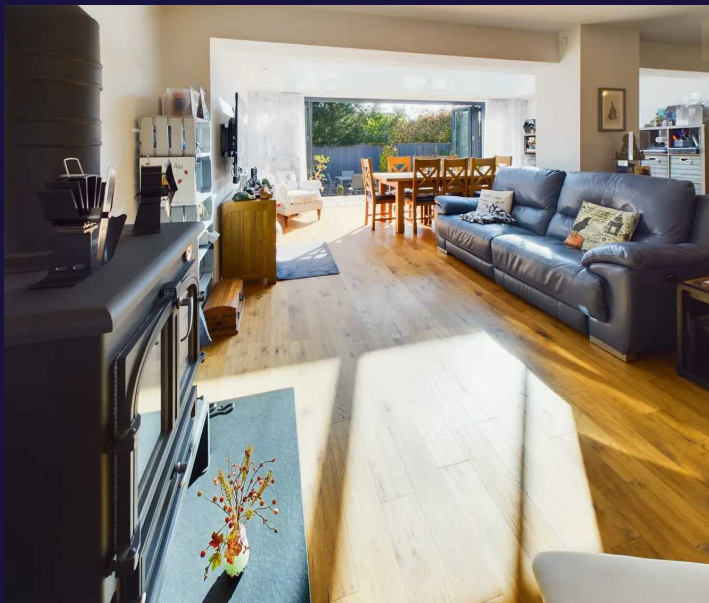
10' 11" x 8' 6" (3.33m x 2.58m)

This is a large double bedroom that has a view of the back of the property and is filled with natural light. It is presently being used as a home office and the carpet is in great condition, with a dark purple hue. What makes this room unique is the striking pink and grey stripe that runs along the walls and ceiling, adding character and a fun touch to the room's design.

Bedroom 4

10' 10" x 8' 6" (3.29m x 2.59m)

This is a generously sized double bedroom that features neutral blue and white walls with a wallpaper border. It is currently set up as a dressing room and comes equipped with large freestanding wardrobes and wooden flooring.





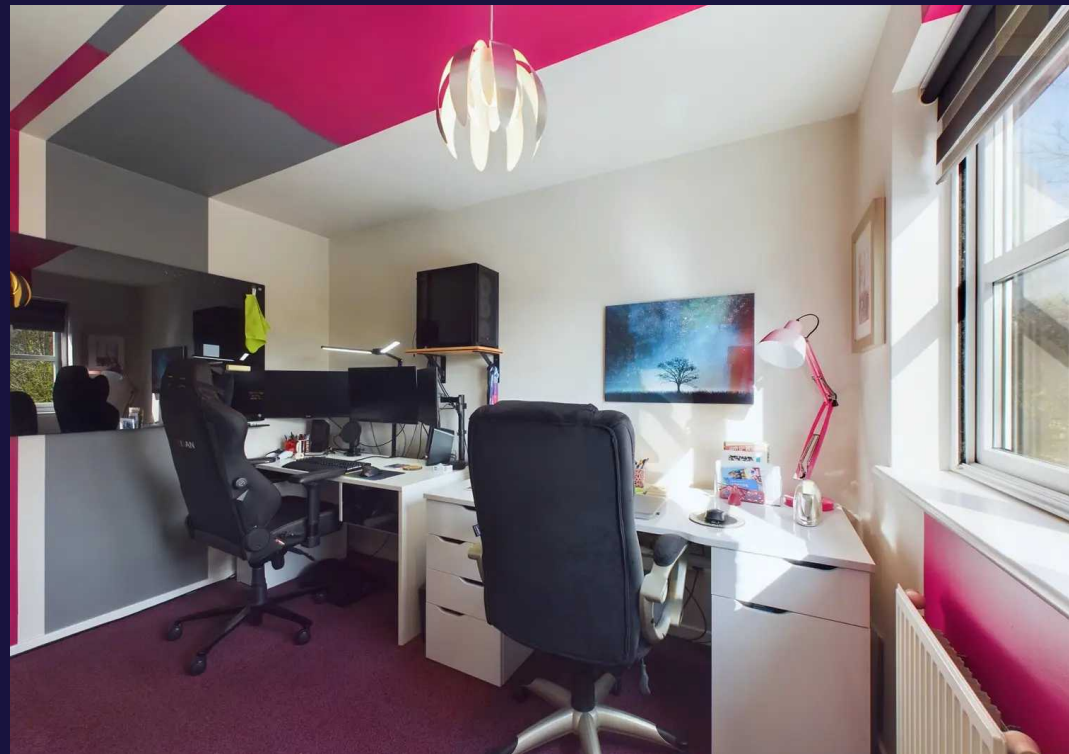
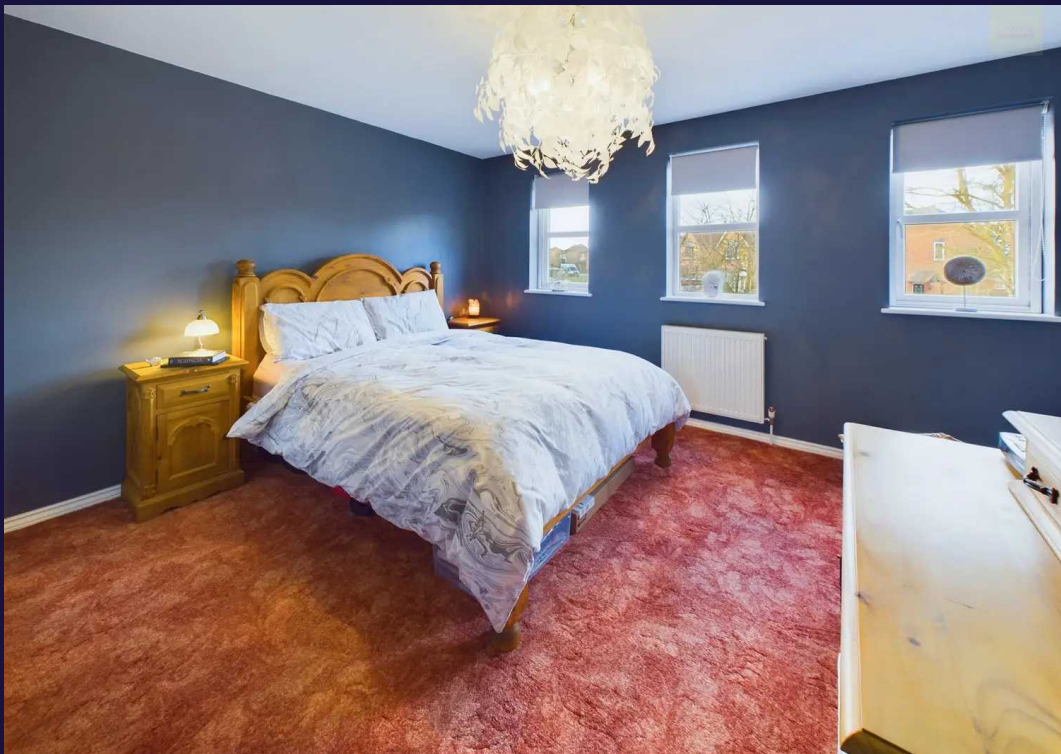
The bedroom overlooks the rear of the property and, like the others, benefits from plenty of natural light which gives it a bright and airy feel.

Family Bathroom

7' 11" x 6' 0" (2.42m x 1.84m)

This family bathroom is bright and spacious, featuring a three-piece suite with built-in storage and an over-bath shower with a glass screen. It is in excellent condition and has neutral decor. The room also boasts a large bespoke mirror covering the majority of one wall, which reflects light and makes the room feel even more spacious. The floor is tiled with large dark tiles, while the walls have larger brown tiles. There is a chrome heated towel rail and a built-in storage unit under the washbasin for added convenience.









GARDEN

3' 3" x 3' 3" (1m x 1m)

You have two options to exit the property - either through the side door in the kitchen or the beautiful bi-fold doors in the open plan living area. The latter leads to a decked terrace painted in dark grey. If you choose the side door, you will find a paved walkway that offers two routes - one to the rear garden and the other through the side gate to the front of the property. The garden has premium artificial grass, which is easy to maintain and a patio area with plenty of space for a table and chairs. It is also private, providing a significant amount of privacy from neighbouring properties. The oil tank is situated in the back corner of the property, making it easily accessible for refilling and maintenance purposes. The garden is immaculately maintained with painted fencing throughout. Please note that the size of the garden is unknown. We believe the garden to be east facing.

GARAGE

Single Garage

The garage is currently being used for storage instead of a car. However, as it is standard-sized, it can still fit a small vehicle.

DRIVEWAY

6 Parking Spaces

The property's front features a gravel area and a tarmac driveway, providing ample parking space for multiple vehicles.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1407.14 ft²

130.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

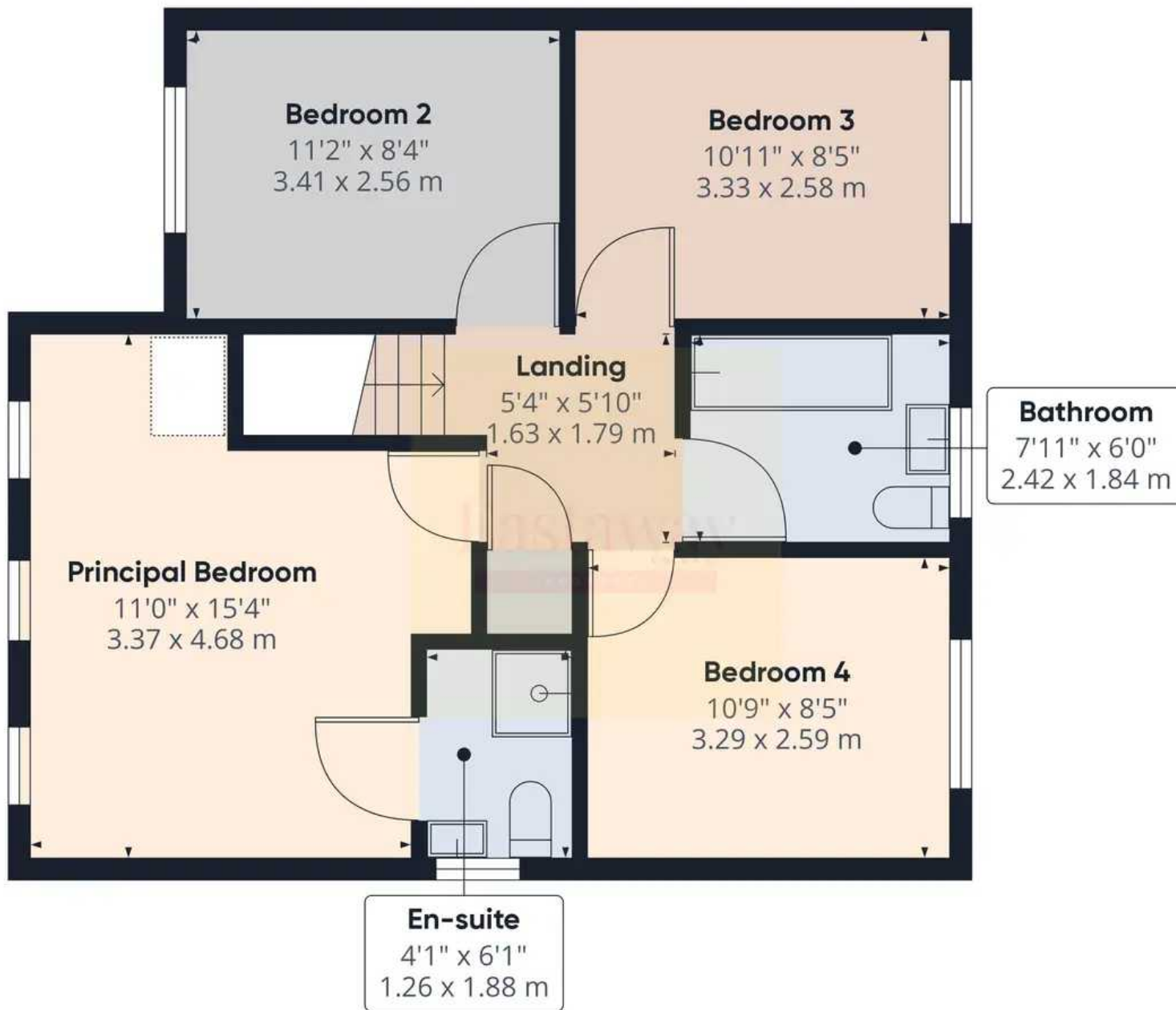


Approximate total area⁽¹⁾
851.47 ft²
79.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Ground Floor



Approximate total area⁽¹⁾
555.67 ft²
51.62 m²

(1) Excluding balconies and terraces

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Delve into the Details

This freehold property spans approximately 0.08 acres (317 sq metres). Approximate Total Area: 1407.14 ft² (130.73 m²)

It enjoys main services for electricity, water and sewage and is heated by heating oil. It is under the jurisdiction of Rutland County (Council Tax Band: E, EPC Rating: D).

Mobile Coverage is considered ok with EE, Good with O2 and Vodafone and Poor with Three.

Average broadband speed – 940mb for ultrafast and overall.

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