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9 Templeman Drive, Carlby – PE9 4NQ

Stamford

Offers Over £385,000



## 9 Templeman Drive, Carlby

A spacious and beautifully presented link detached home in a popular village between Stamford and Bourne. With a bright, open-plan kitchen, two reception rooms, a south-west facing garden, and the added benefit of no onward chain, this home is ideal for families and those looking for an easy move.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Desirable location near Stamford and Bourne
- Driveway parking for two vehicles plus a garage
- Cosy living room with a bay window, plantation shutters, and a gas fire
- Extended kitchen with electric blinds on bifold doors, Velux skylights, and integrated appliances
- Spacious principal bedroom with en-suite and fitted wardrobes
- Enclosed, south-west facing rear garden with patio, lawn, and established planting



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## 9 Templeman Drive, Carlby

This charming four-bedroom detached home combines space, style, and functionality, making it a perfect fit for modern family life. Located between Stamford and Bourne, it's convenient for local amenities, schools, and commuter links.

Step inside to find a warm, welcoming home that's been thoughtfully extended and updated. The heart of the house is the stunning kitchen, fully fitted with premium appliances, including four ovens, an induction hob, and an integrated dishwasher. There's ample space for a large American-style fridge/freezer, and the central island provides plenty of room for meal prep or casual dining. Natural light fills the space through bifold doors with electric blinds and two Velux skylights, creating a bright and airy feel. The kitchen flows beautifully onto the south-west facing garden, with a patio area ideal for outdoor dining and a lush lawn surrounded by mature plants for added privacy.

The separate utility room keeps laundry and extra storage out of sight, while the two spacious reception rooms offer flexibility for family living. The living room, with its cosy bay window, plantation shutters, and gas fire, is perfect for relaxing, while the dining room opens onto the garden, making it ideal for entertaining.

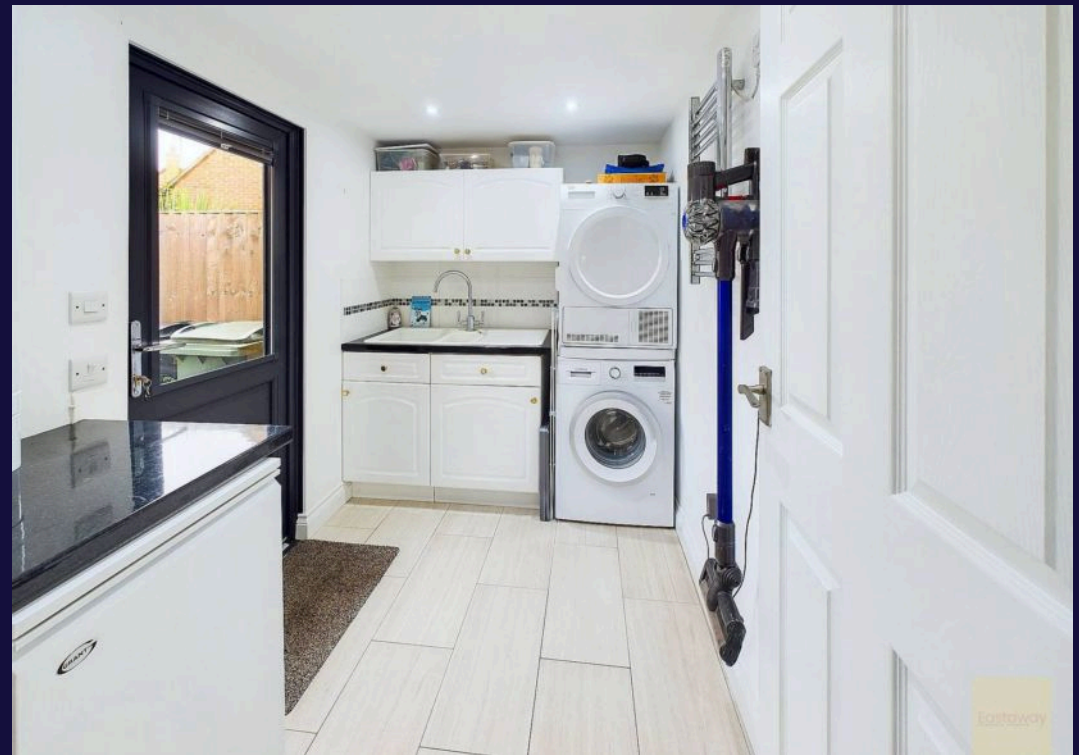
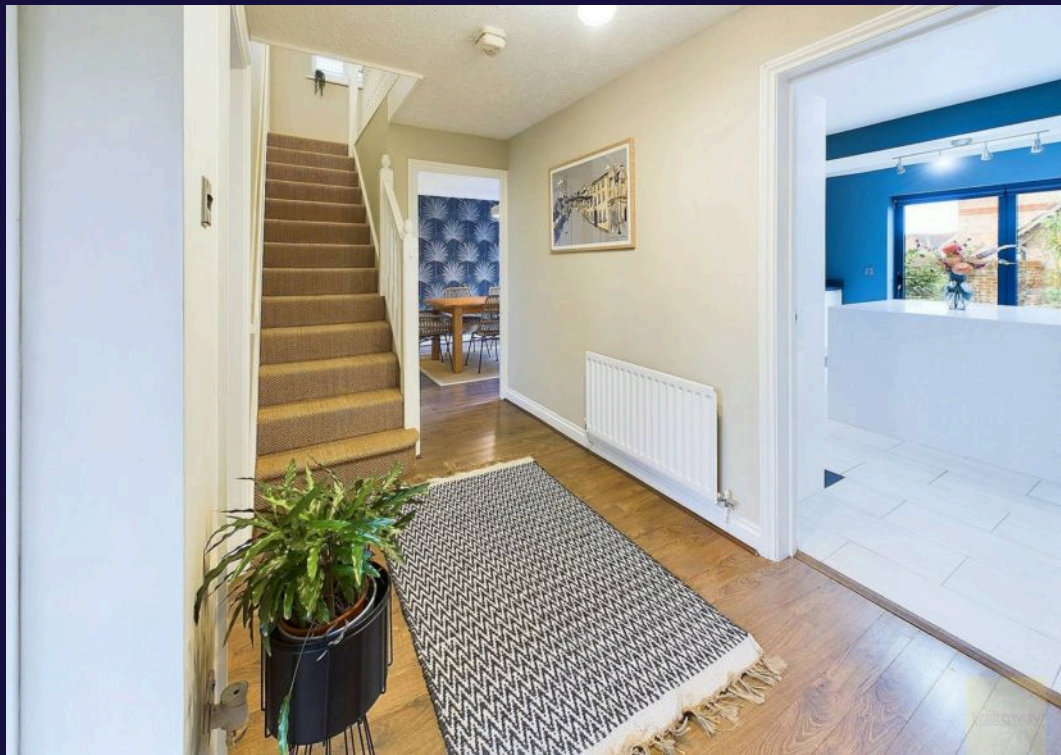
Upstairs, the principal bedroom features a stylish en-suite and fitted wardrobes. There are three further bedrooms, with bedroom four currently used as a dressing room featuring built-in storage. This makes it a versatile space for guests, a home office, or even a nursery. Plantation shutters are fitted throughout the home, giving it a modern, polished finish and added privacy.

Outside, the driveway offers two-car parking spaces plus an attached garage for extra storage. With the added advantage of no onward chain, this home is move-in ready for anyone looking to settle into a spacious, well-appointed property in a prime location.

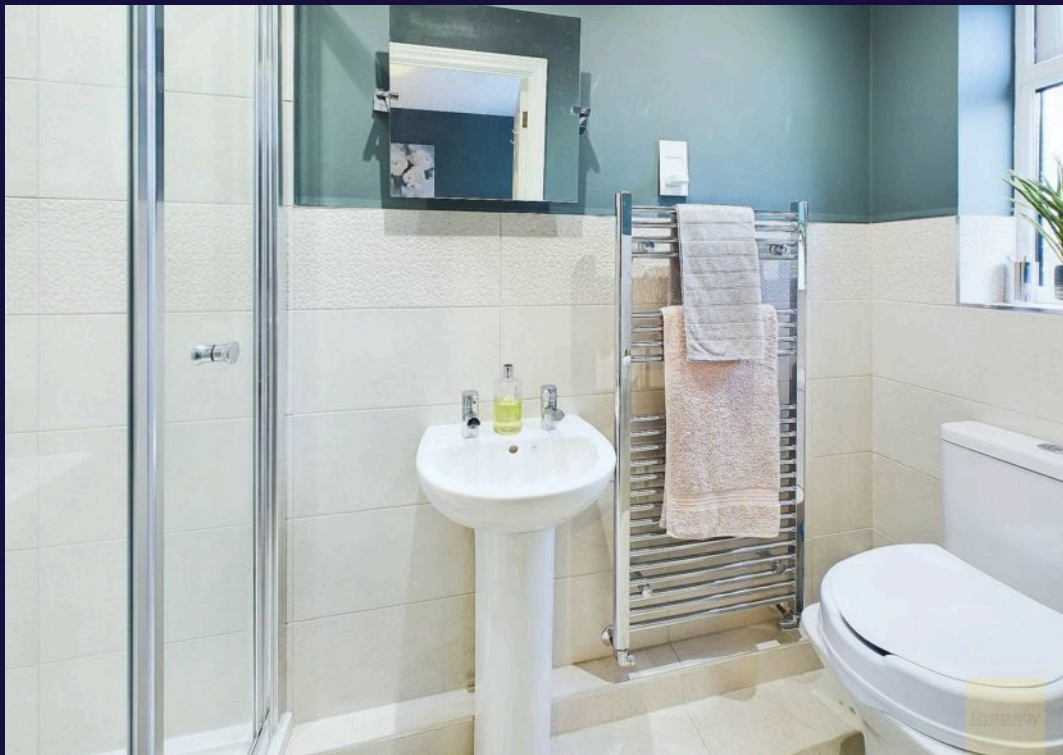
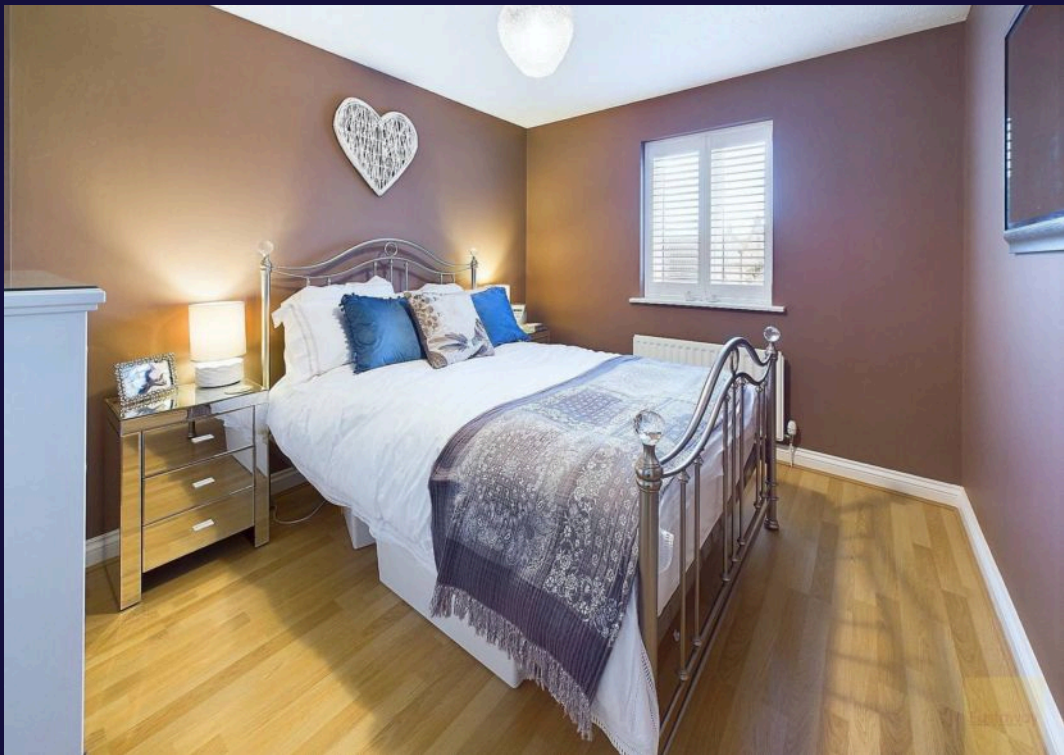




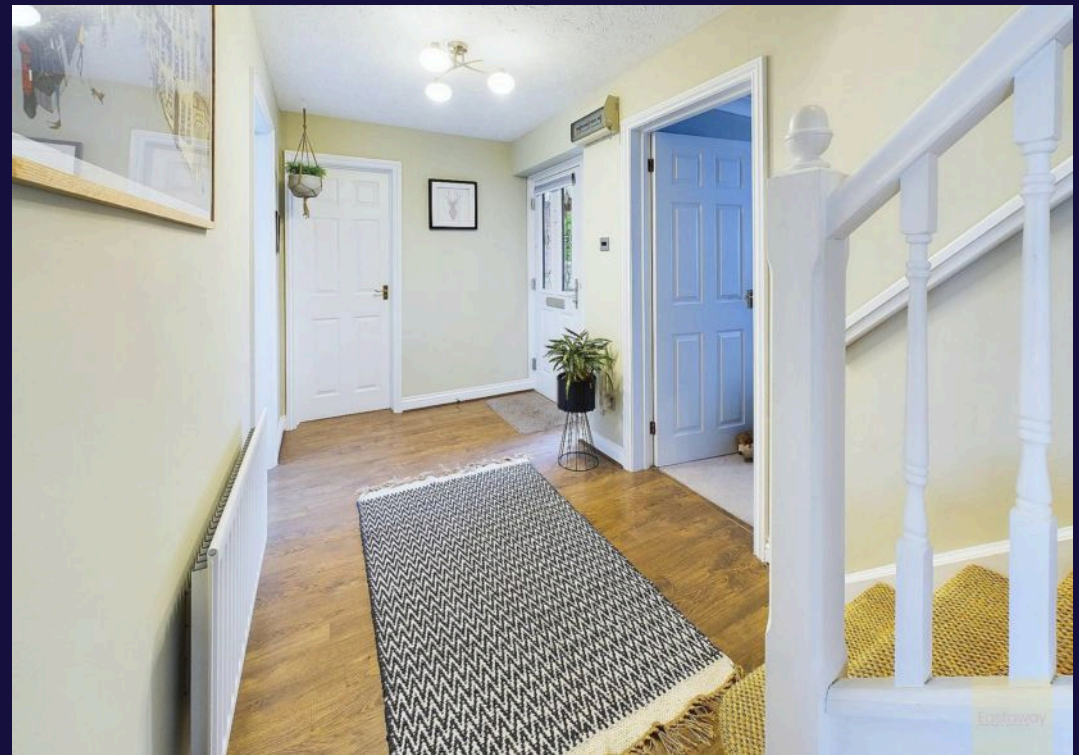






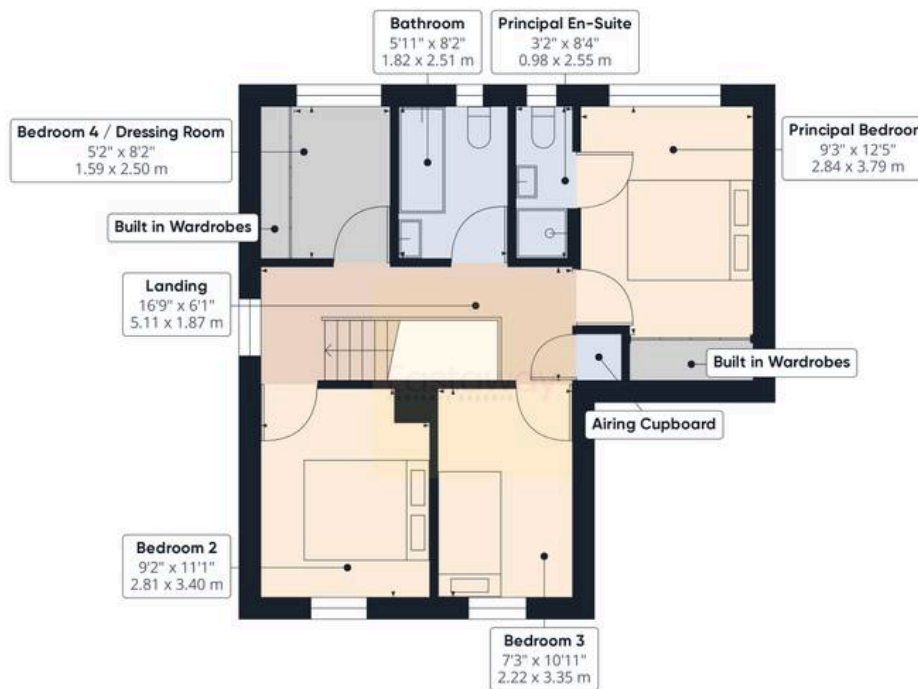








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1343.32 ft<sup>2</sup>

124.8 m<sup>2</sup>

**Reduced headroom**

7.98 ft<sup>2</sup>

0.74 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

EU Directive  
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