



Collyns Way Stamford, PE9 3PB

This lovely four-bedroom semi detached family home is set in the popular village of Collyweston at the end of a quite cul-de-sac, the property offers versatile, well-presented, good sized accommodation throughout. The property is also ideally situated being only 4 miles from Stamford's town centre and the A1.

£399,950

Collyns Way

Stamford, PE9 3PB



- Deceptively Spacious Semi Detached Home
- 2 Reception Rooms
- South East Facing Rear Garden
- Set Over Three Floors
- 4 Bedrooms, 1 En Suite
- Single Garage and Partial Covered Driveway for 2 Vehicles
- Versatile Accommodation
- Kitchen Breakfast Room
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

6'4" x 14'0" (1.93m x 4.27m)

Kitchen Breakfast Room

8'5" x 14'0" (2.57m x 4.27m)

Family/Dining Room

15'1" x 10'4" (4.60m x 3.15m)

First Floor Landing

Living Room

10'3" x 16'10" (3.12m x 5.13m)

Bedroom 1

12'0" x 10'7" (3.66m x 3.23m)

En Suite

5'9" x 4'11" (1.75m x 1.50m)

Bedroom 4/Study

11'7" max x 10'4" max (3.53m max x 3.15m max)

Second Floor Landing

Bedroom 2

15'1" x 10'7" (4.60m x 3.23m)

Bedroom 3

10'3" x 15'3" (3.12m x 4.65m)

Family Bathroom

8'10" x 8'3" (2.69m x 2.51m)

Single Garage



Directions

Please use the following postcode for Sat Nav guidance - PE9 3PB



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 372 sq.ft. FLOOR 2 561 sq.ft. FLOOR 3 393 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 66 sq.ft.
 TOTAL : 1,326 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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			
		77	87
England & Wales		EU Directive 2002/91/EC	