



St. Lawrence Way

Tallington, PE9 4RH

A modern Detached Family Home situated in this ever popular village, being within easy access of Stamford, Market Deeping and Bourne. Inside the property enjoys deceptively spacious accommodation and features Master Bedroom, with an En-Suite Shower Room, 2 Reception Rooms and a larger than average enclosed rear garden.

£425,000

St. Lawrence Way

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- 4 Bedroom Detached Family Home
- 2 Reception Rooms
- Larger Than Average Rear Garden
- Quiet Cul-De-Sac Location
- Kitchen & Separate Utility Room
- Single Garage & Driveway Parking for 2 Vehicles
- Good Sized Accommodation Throughout
- 4 Bedrooms & 2 Bathrooms
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

13'0" x 7'0" (3.96m x 2.13m)

Cloakroom

Lounge

14'1" x 11'10" (4.29m x 3.61m)

Dining Room

9'1" x 9'7" (2.77m x 2.92m)

Kitchen

11'10" x 9'7" (3.61m x 2.92m)

Utility Room

4'11" x 7'0" (1.50m x 2.13m)

Landing

Bedroom 1

12'1" x 11'10" (3.68m x 3.61m)

En Suite

4'10" x 6'8" (1.47m x 2.03m)

Bedroom 2

11'0" x 9'11" (3.35m x 3.02m)

Bedroom 3

11'5" x 9'5" (3.48m x 2.87m)

Bedroom 4

11'5" x 6'8" (3.48m x 2.03m)

Family Bathroom

6'11" x 6'9" (2.11m x 2.06m)

Single Garage

8'5" x 16'8" (2.57m x 5.08m)

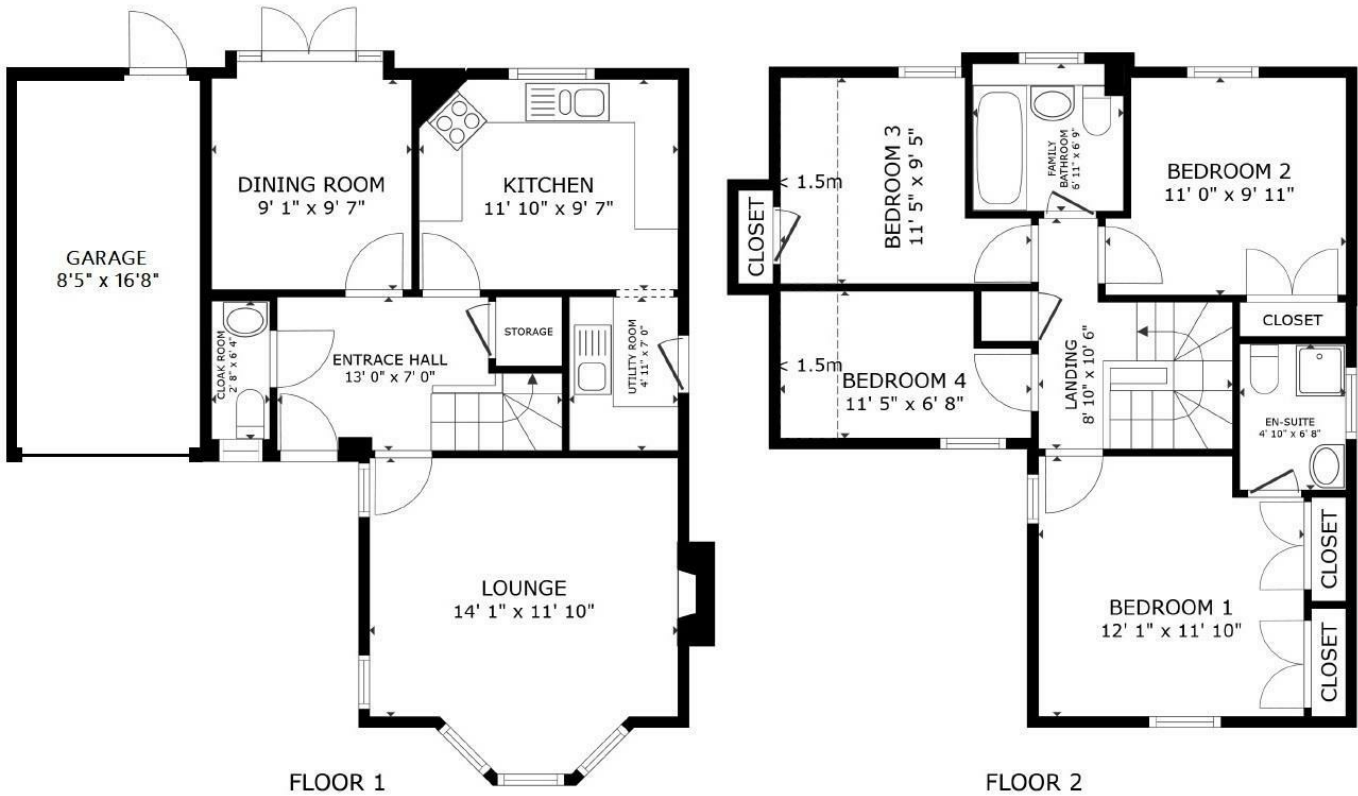


Directions

Please use the following postcode for Sat Nav guidance - PE9 4RH



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 549 sq.ft. FLOOR 2 571 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 42 sq.ft. - GARAGE
 TOTAL : 1,120 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	