



Charlock Drive Stamford, PE9 2WP

Established 4 Bedroom Detached Family home, Set on this popular estate to the west of Stamford, the property is conveniently placed for local primary and secondary schooling as well as fast commuting via the A1. The property is well presented throughout and offers generous sized accommodation. The current owners have recently replaced the kitchen as well as both bathrooms. VIEWING A MUST.

£450,000

Charlock Drive

Stamford, PE9 2WP



- 4 Bedroom Detached Family Home
- 2 Reception Rooms
- Double Garage & Driveway
- Popular Residential Area
- 4 Double Bedrooms
- Established Gardens
- Convenient for Both Schooling & Commuting via The A1
- En Suite to Master & Family Bathroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

6'10" x 16'2" (2.08m x 4.93m)

Cloakroom

Living Room

10'10" x 21'6" (3.30m x 6.55m)

Dining Room

11'7" x 9'4" (3.53m x 2.84m)

Kitchen Breakfast Room

11'7" x 10'10" (3.53m x 3.30m)

Utility

Landing

11'11" x 4'5" (3.63m x 1.35m)

Bedroom 1

12'6" x 10'10" (3.81m x 3.30m)

En-Suite Shower Room

Bedroom 2

10'11" x 10'0" (3.33m x 3.05m)

Bedroom 3

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

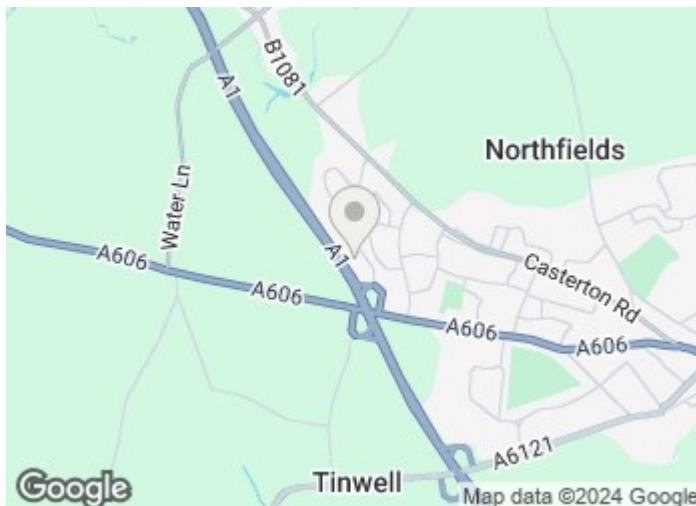
Bedroom 4

11'1" x 9'4" (3.38m x 2.84m)

Family Bathroom

7'3" x 5'5" (2.21m x 1.65m)

Double Garage

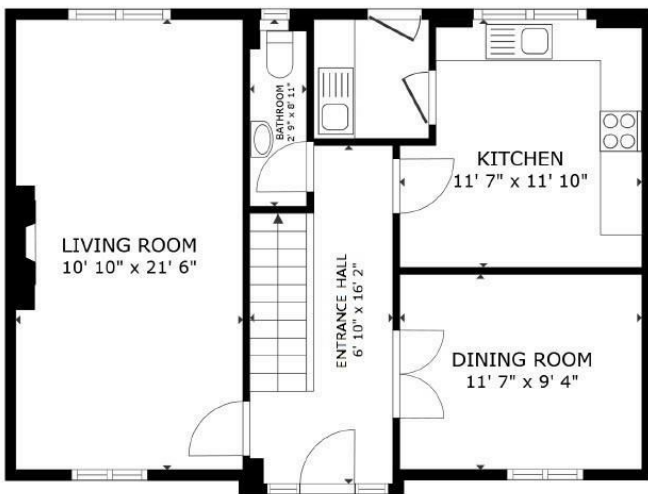


Directions

Please use the following postcode for Sat Nav guidance - PE9 2WP



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 648 sq.ft. FLOOR 2 639 sq.ft.
 TOTAL : 1,287 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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

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			
		67	79
England & Wales		EU Directive 2002/91/EC	