



Church Street

Carlby, PE9 4NB

Spacious 4 Bedroom, 2 Bathroom, 2 Reception room, Detached Family Home set in a tucked away position in the very heart of Carlby. This modern property is well presented throughout and offers highly generous accommodation designed for modern day living all located in a lovely rural setting yet just a few minutes drive from Stamford and Bourne and all the shops, schools and amenities on offer.

£475,000

Church Street

Carlby, PE9 4NB



- Spacious 4 Bedroom Detached Family Home
- 2 Reception Rooms
- Large Rear Garden
- Tucked Away Position Near The Village Church
- Kitchen Breakfast Room
- Double Garage and Ample Parking
- Convenient for Both Stamford & Bourne
- 2 Bathrooms
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

5'10" x 24'4" (1.78m x 7.42m)

Cloakroom

3'7" x 6'10" (1.09m x 2.08m)

Lounge

12'1" x 19'11" (3.68m x 6.07m)

Dining Room

12'1" x 10'11" (3.68m x 3.33m)

Kitchen

10'10" x 11'2" (3.30m x 3.40m)

Utility Room

8'11" x 12'10" (2.72m x 3.91m)

Landing

Bedroom 1

12'1" x 16'1" (3.68m x 4.90m)

En Suite Shower Room

5'11" x 6'10" (1.80m x 2.08m)

Bedroom 2

10'10" x 11'2" (3.30m x 3.40m)

Bedroom 3

12'1" x 10'11" (3.68m x 3.33m)

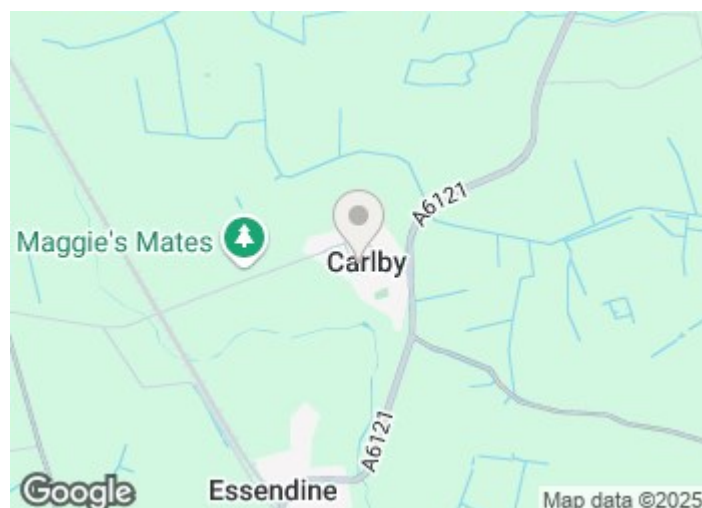
Bedroom 4

11'0" x 6'10" (3.35m x 2.08m)

Family Bathroom

6'11" x 5'9" (2.11m x 1.75m)

Double Garage

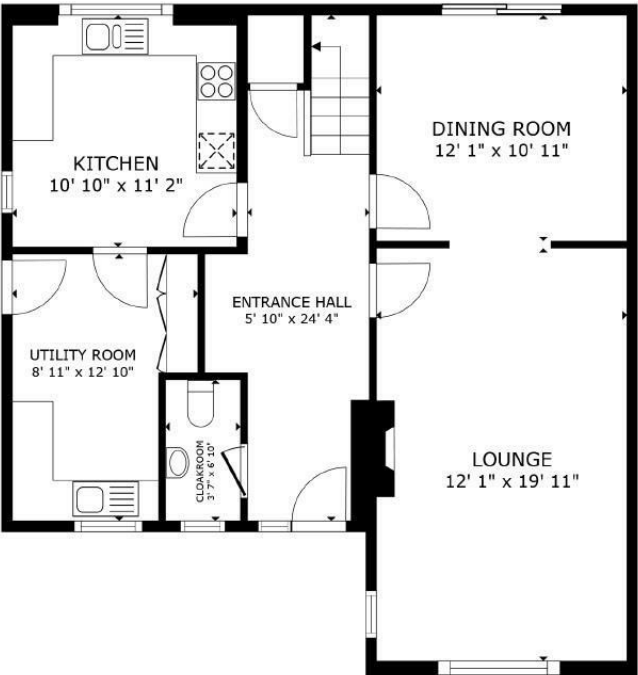


Directions

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



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 802 sq.ft. FLOOR 2 761 sq.ft.
TOTAL : 1,563 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
England & Wales		
EU Directive 2002/91/EC		