



Sweetbriars

Stamford, PE9 4BZ

Modern well presented 3 bedroom detached house in a popular residential area on the edge of Stamford. Offering easy access to nearby transport links, including the A1, and also close to the local sought after schools.

£325,000

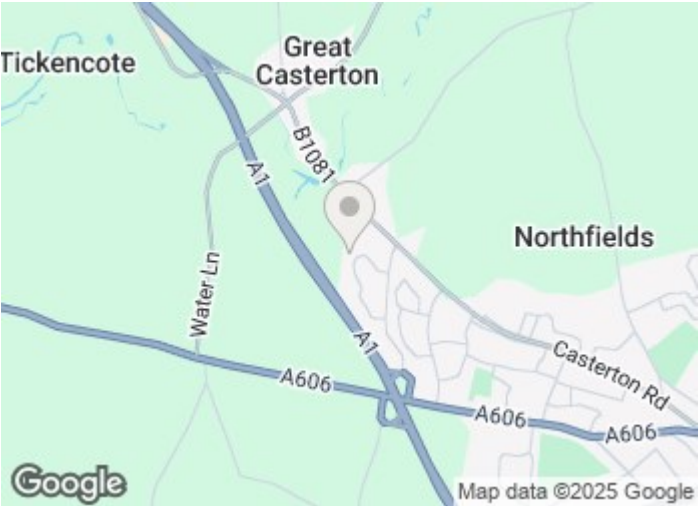
Sweetbriars

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- 3 Bedroom Detached Family Home
- Enclosed Rear Garden
- Good Sized Living/Dining Room
- Driveway & Single Garage
- Conservatory
- 3 Bedrooms (2 Doubles & 1 Single)
- Popular Residential Location
- Refitted Kitchen
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Porch	Conservatory	Bedroom Three
Living Room	12'1" x 8'3" (3.68 x 2.51)	8'6" x 7'4" (2.59 x 2.24)
12'7" x 12'6" (3.84 x 3.81)	First Floor Landing	Bathroom
Dining Area	Bedroom One	Separate W.C.
8'10" x 0'10" (2.69 x 0.25)	13'0" x 10'5" (3.96 x 3.18)	Integral Garage
Kitchen	Bedroom Two	Driveway
12'1" x 7'11" (3.68 x 2.41)	13'6" x 7'8" (4.11 x 2.34)	Rear Garden

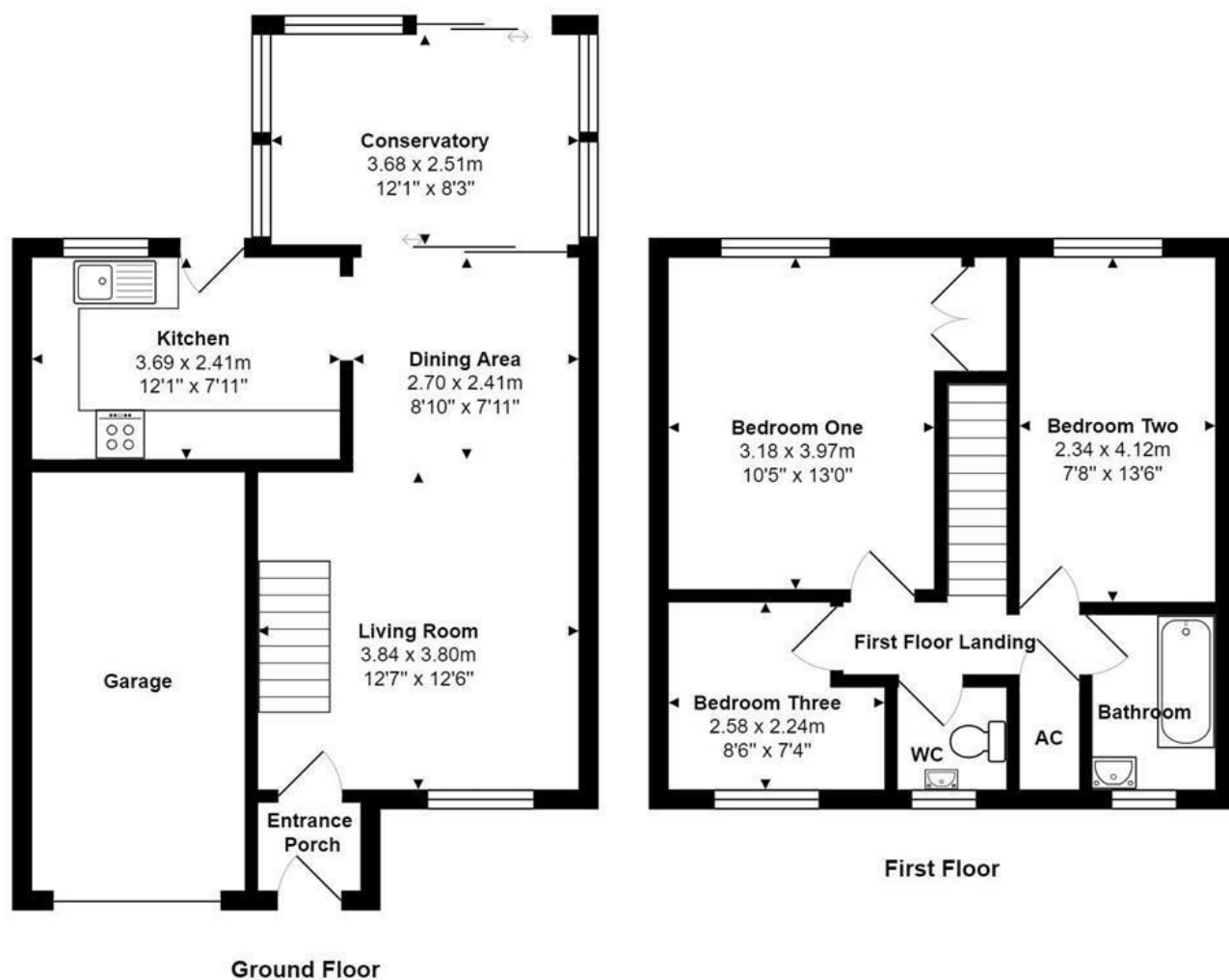


Directions

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



Floor Plan



Total Area: 85.3 m² ... 918 ft² (excluding garage)
All measurements are approximate and for display purposes only

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC