

MASTER BEDROOM 1:

13'4" x 12'7" (4.07m x 3.83m)

Coving, radiator, power and tv points.



EN-SUITE BATHROOM:

10'4" x 5'3" (3.14m x 1.61m)

Corner Bath and Shower, pedestal Basin, low suite WC, inset downlights, vanity mirror, tiled surrounds, extractor, radiator

BEDROOM 2:

13'4" x 10 (4.06m x 3.04m)

Coving, radiator, power points

BEDROOM 3:

11'2" x 9'7" (3.41m x 2.93m)

Built in wardrobe, coving, radiator, power points

BEDROOM 4:

10'6" x 9'7" (3.21m x 2.93m)

Built in wardrobe, coving, radiator, power points



BATHROOM:

8'2" x 6'5" (2.49m x 1.96m) Ivory suite comprising panelled bath with Triton T80 shower, pedestal basin, low suite WC, extractor fan, coving, floor covering, radiator

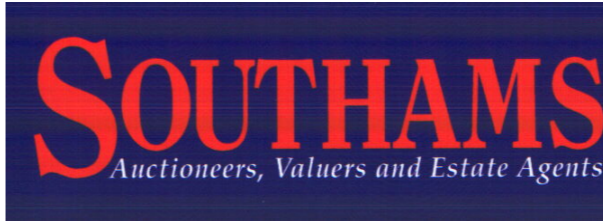
OUTSIDE:

The front garden stands behind a mature screen hedge and offers paved parking space, together with a charming cottage garden style area.

The rear garden is an enclosed oasis of terrace, lawn, ornamental pond and flowering shrubs, with a covered loggia and garden swing which faces west and enjoys the sun most of the day and in the evening.



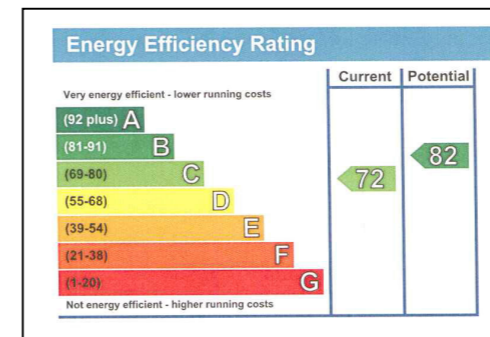
There is a footpath to the personel door to the **Double Garage: 18'10" x 15'5" (5.74m x 4.69m)** with electrically operated up and over door, power and light and a good area of paved parking to the front



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A well placed four bedroom detached family house, fastidiously maintained, providing generously proportioned accommodation with delightful private gardens to the front and rear. Standing with a frontage to Cotterstock Road and accessed via Ray Close, the property is within easy reach of all the amenities of this delightful market town, with Stamford and the nearby city of Peterborough offering additional facilities, together with Inter-city rail links and the improved A14 route to Cambridge. Constructed of stone with brick detailed quoins, under a pitched concrete tile roof, with uPVC double glazed casements, gas fired central heating with thermostatically controlled radiators, ground and first floor Hive controls, detached double garage and parking for up to five cars.

ENTRANCE DOOR with glazed fanlight and side panel to:-

ENTRANCE HALL: This neatly divides the accommodation between reception rooms and kitchen areas. Coving, dado rail, radiator, smoke alarm, Hive control, power points.

CLOAKROOM: Wall mounted handbasin, low suite WC, radiator, extractor.



LOUNGE: 18'2" x 13'3" (5.53m x 4.04m) Attractive dressed stone fireplace, mantle and hearth with inset Log Burner style gas stove, centre pendant point with ceiling rose and three wall light points, double French windows to rear garden, power and tv aerial points radiator.



STUDY: 10'9" x 8' (3.27m x 2.45m)

Double French windows to the rear garden, coving, dado rail, radiator, power and tv points



DINING ROOM:

13'4" x 9'11" (4.07m x 3.02m)

Dentil cornice coving and ceiling rose, radiator, power points



KITCHEN/BREAKFAST ROOM:

14'2" x 11'1" (4.32m x 3.39m)

Victorian Farmhouse style range of fitted cupboards and drawers, with full height storage cupboard and matching wall cupboards, fitted work surfaces with tiled splashbacks, inset 1 ¼ bowl single drainer sink with mixer tap, built in dishwasher, Ultra water softener, Classic 90 dual gas/electric range cooker with overhead concealed, tiled effect floor covering, coving, inset downlights, pendant point, radiator, power and tv points



Utility Room:

7'10" 6'11" (2.40m x 2.11m)

With base cupboards to match the Kitchen, fitted worksurface with inset single drainer stainless steel sink and mixer taps, tiled splashbacks, plumbing for automatic washing machine, space for tumble dryer, wall mounted Vaillant gas boiler with programmer, wall shelf, coving, radiator, power points, half glazed door to garden.

Gallery Landing with built in fitted airing cupboard, Gledhill insulated tank, coving, radiator, power points, loft ladder access to boarded roof space.

