



Badinton Lane

Bainton, Stamford, PE9 3AU

Price Guide £615,000

Richardson

Badinton Lane

Bainton, Stamford, PE9 3AU



Positioned within a small enclave of similar style homes, this attractive detached family home has an open westerly aspect to the rear, backing onto open park/farm land. Much improved with replacement double glazing and refurbished ensuite, bathroom & cloakroom the property offers spacious well proportioned accommodation which is evident when first entering the property with the large reception hall with cloakroom off. There are 3 reception rooms, the separate dining room having double doors into the living room providing great flow and entertaining space. The living room has a wood burning stove in an attractive surround and French doors out to the covered seating area. The kitchen breakfast room is well fitted with quality units and there is also a utility room off. To the first floor there are 4 generous bedrooms, the master with built in wardrobes and ensuite, guest bedroom with further ensuite. The remaining 2 bedrooms are served by the large 4 piece family bathroom. Externally, there is block paved driveway providing off road parking and double garage with electric doors and eave storage space. There is also a small garden area opposite the property. Gated side access to the rear garden with a vegetable plot to the back of the garages, covered paved patio area and lawns with lovely open aspect over open land to the rear.

Canopy porchway

Reception hall

20'2" max x 8'7" max (6.17m max x 2.64m max)

Cloakroom

6'2" x 3'10" (1.88m x 1.19m)

Study

8'5" x 6'11" (2.59m x 2.13m)

Dining room

12'11" x 11'3" (3.94m x 3.43m)

Living room

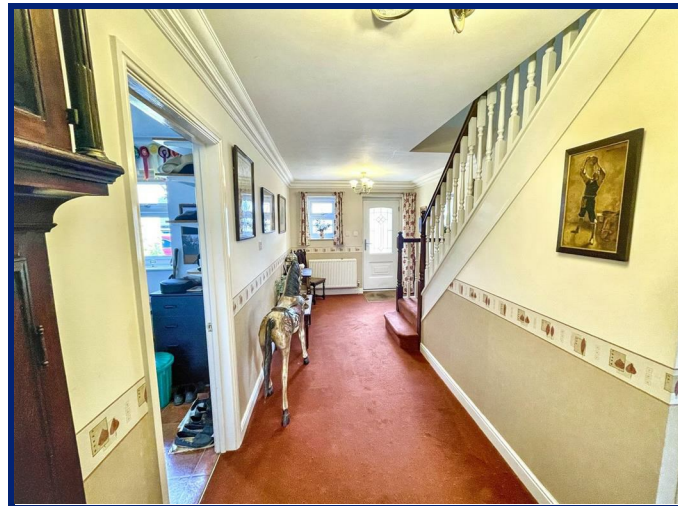
17'1" x 12'11" (5.23m x 3.96m)

Kitchen breakfast

12'11" max x 12'11" (3.94m max x 3.94m)

Utility

8'5" x 4'11" (2.59m x 1.52m)





Master bedroom
12'11" x 12'11" (3.95m x 3.95)

Ensuite
5'11" x 10'6" (1.81m x 3.21m)

Bedroom
11'3" x 10'6" (3.43m x 3.21m)

Ensuite
6'2" x 6'5" (1.89m x 1.98m)

Bedroom
12'11" x 11'2" (3.95m x 3.42m)

Bedroom
12'1" x 8'4" (3.69m x 2.56m)

Family bathroom
8'6" x 7'1" (2.60m x 2.18m)

External details

Situated towards the end of the enclave with a small garden area opposite the property, and block paved driveway to the front providing off road parking for vehicles that lead to the double garage with power doors and eave storage. Gated side access to the enclosed private rear garden with vegetable area, lawns and a covered paved patio area. Lovely open aspect over open pasture land with a westerly aspect

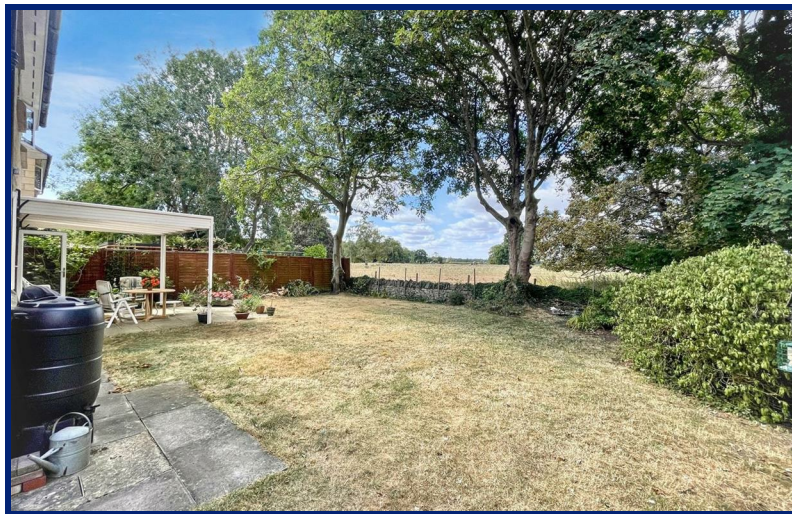
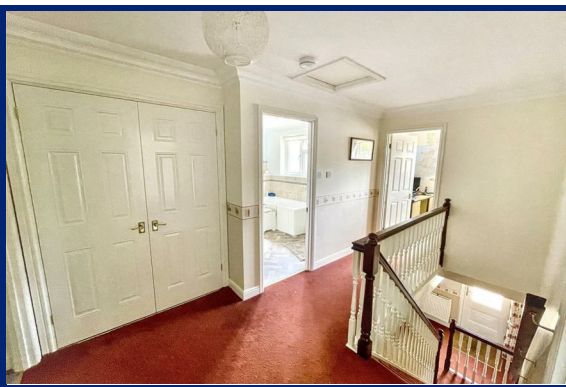
Tenure
Freehold

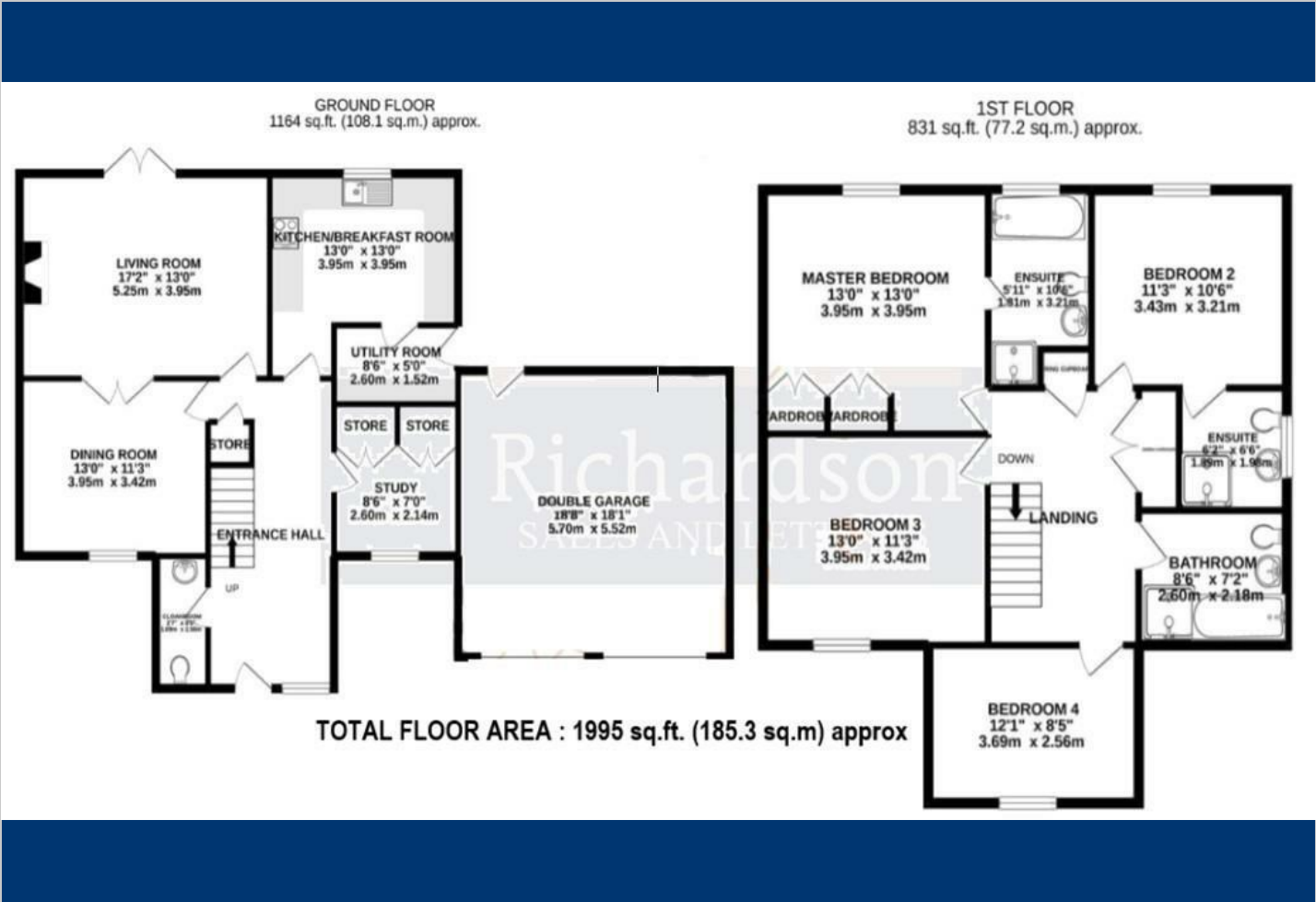
Council Tax
Peterborough City Council Tax Band F

Services
All main services connected

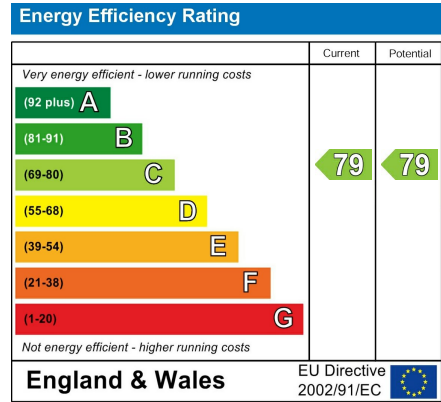
Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Viewing
By telephone appointment with Richardson or post@richardsonsurveyors.co.uk





Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
- No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

Richardson

www.richardsonsurveyors.co.uk

01780 762433