

Badinton Lane

Bainton, Stamford, PE9 3AU

Price Guide £600,000

Richardson

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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

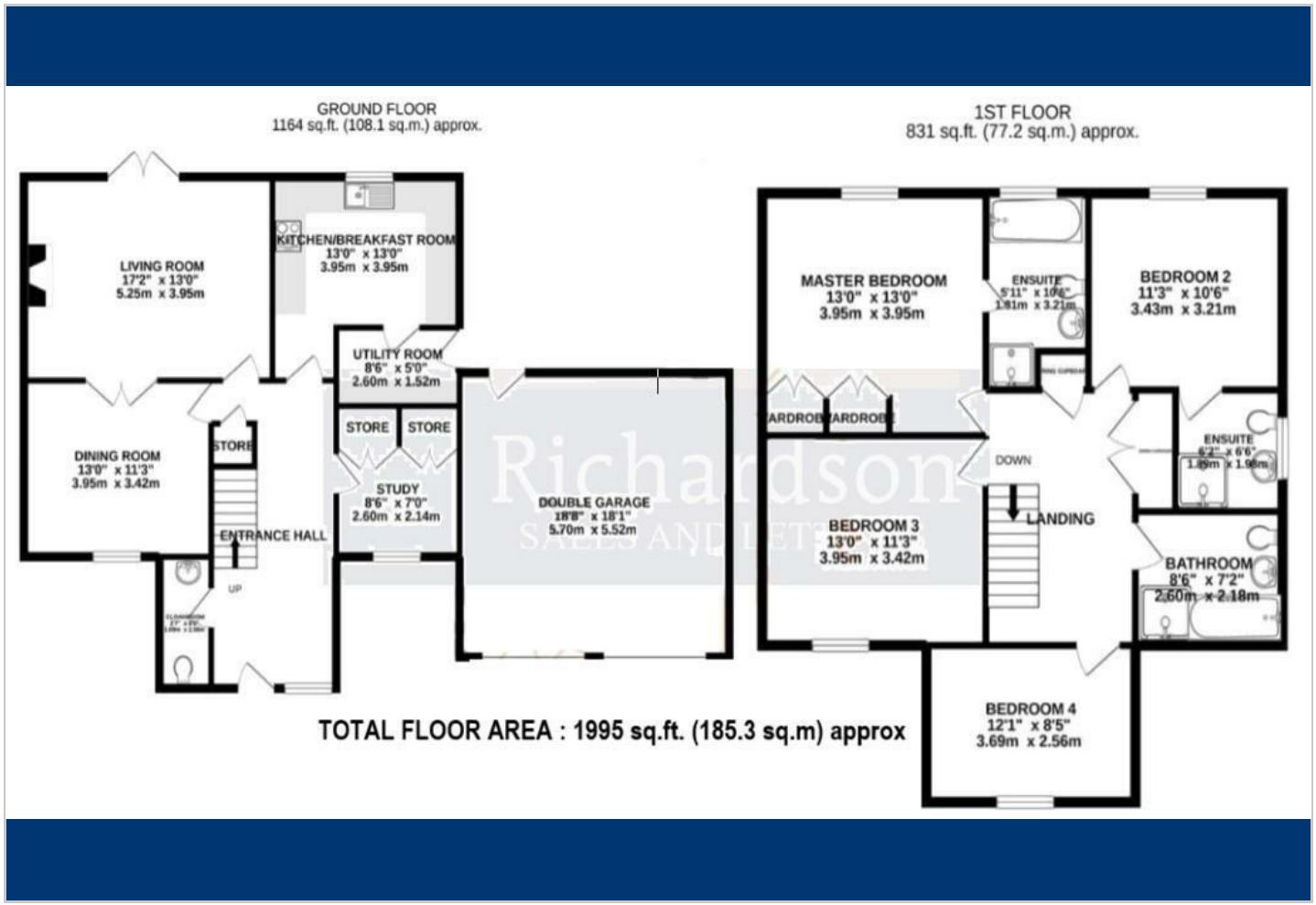
Communication

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

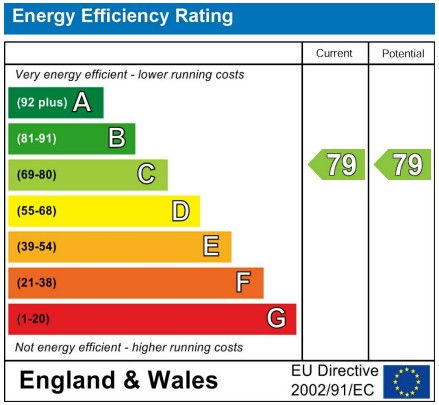
Floor Plan



Area Map



Energy Efficiency Graph



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