

## 9 Plover Road, Essendine, Stamford, PE9 4UR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Offered to the market with NO CHAIN, this well-maintained three bedroom detached home occupies a good-sized plot within the sought-after village of Essendine and offers spacious accommodation with excellent future potential.

The ground floor features a bright and practical kitchen with ample storage and space for appliances, along with access to the side of the property and rear garden. To the rear, the generous sitting room provides an excellent living and entertaining space, with patio doors opening onto the garden and allowing plenty of natural light throughout. A useful ground floor WC completes the downstairs accommodation.

Upstairs, there are two generous double bedrooms, a further single bedroom, and a family bathroom fitted with a three-piece suite.

Externally, the property enjoys a private and established rear garden, offering excellent outdoor space for families or entertaining. A substantial outbuilding with power and fitted workbenches provides useful storage or workshop potential. To the front, there is a driveway providing off-street parking, with additional scope to extend or add a garage, subject to the necessary planning permissions.

The village location offers convenient access to Stamford, Bourne, Great Casterton and the A1, making it ideal for commuters and families alike.

A fantastic opportunity to acquire a detached home with space, potential and a desirable village setting.

**Asking Price £250,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Detached home
- Cul-de-sac location
- Breakfast kitchen
- Off street parking
- EPC - D, Council Tax Band - C

- Set on a good sized plot
- Three bedrooms
- Electric heating
- Generous rear garden
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Downstairs WC**  
1.70m x 0.86m (5'7 x 2'10)

**Kitchen**  
3.96m x 2.54m (13 x 8'4)

**Sitting Room**  
4.70m x 3.43m (15'5 x 11'3)

**Landing**

**Bedroom 1**  
4.52m x 2.54m (14'10 x 8'4)

**Bedroom 2**  
3.00m x 2.51m (9'10 x 8'3)

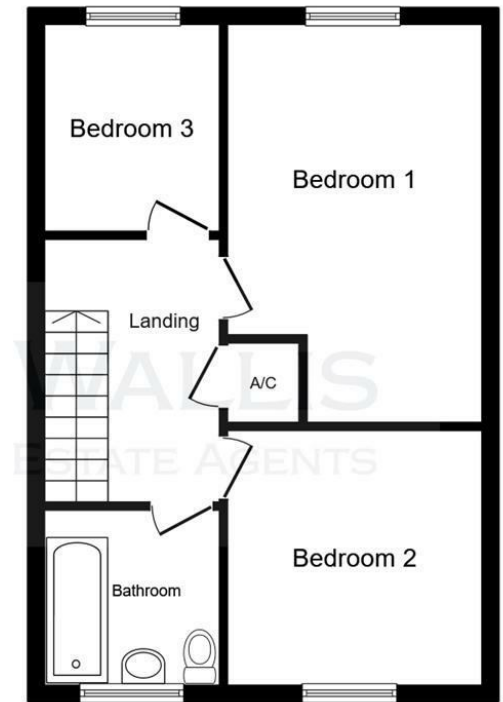
**Bedroom 3**  
2.06m x 2.46m (6'9 x 8'1)

**Bathroom**  
2.08m x 2.06m (6'10 x 6'9)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io