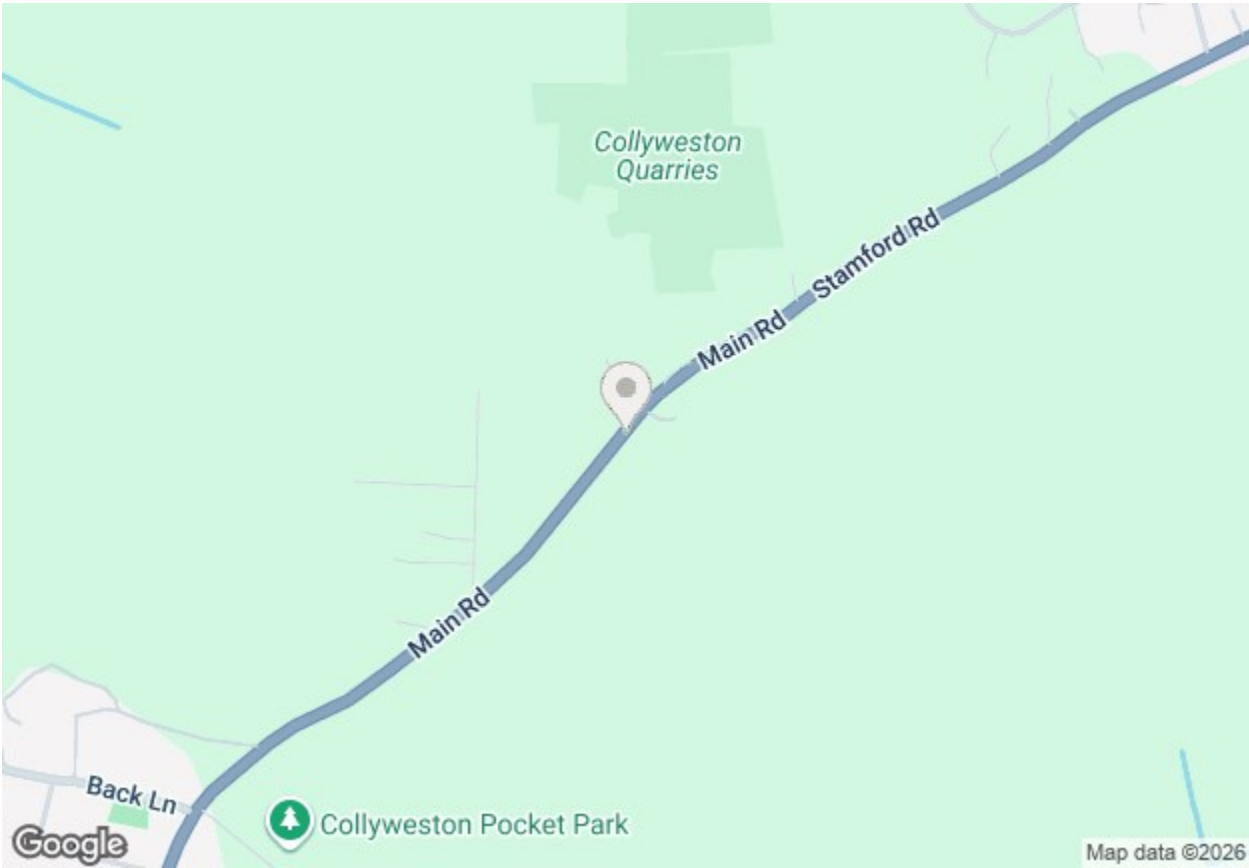




27 Main Road, Collyweston, Stamford, PE9 3PF

GUIDE PRICE £400,000–£425,000

Enjoying an open outlook across fields to the rear, this extended and modernised detached bungalow offers an appealing combination of contemporary living, flexible accommodation and a semi-rural feel, all within convenient reach of Stamford. Finished to a good standard throughout, the property is well suited to those seeking comfortable single-storey living without compromising on space or practicality.

The accommodation centres around a well-appointed kitchen/dining room, providing an excellent setting for cooking, dining and spending time together. A separate utility room keeps everyday tasks neatly tucked away, while the lounge offers a welcoming space to unwind.

There are two or three double bedrooms, depending on how the flexible accommodation is arranged, allowing the layout to adapt to a variety of needs. A well-finished four-piece bathroom completes the interior, featuring both a bath and a separate shower.

The property also benefits from gas central heating and owned solar panels, offering the potential for improved energy efficiency.

Outside, the gardens are manageable and easy to maintain, leaving more time to enjoy the surroundings. The rear garden backs onto open fields, providing an attractive outlook, while the ample off-street parking comfortably accommodates several vehicles.

With its field-side setting, quality improvements and convenient access to Stamford and its amenities, this is a versatile home offering a great deal of appeal.

Viewing is highly recommended to appreciate the accommodation, finish and setting first-hand.

Guide Price £400,000 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.

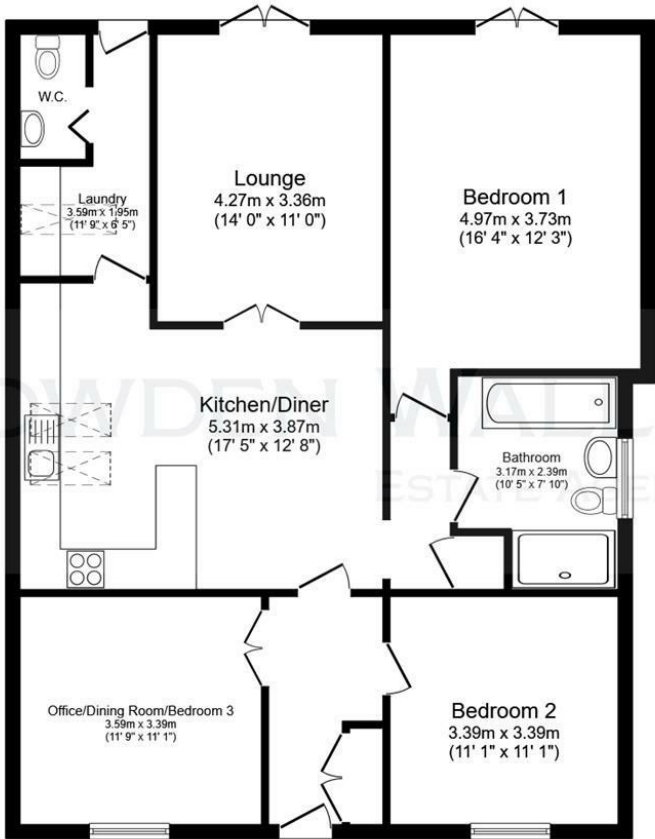
- Detached bungalow
 - Country views to the rear
 - Gas fired central heating & owned solar panels
 - Good access to Stamford
 - Council Tax Band -
- Three bedrooms
 - Stylish open plan kitchen diner
 - Ample off street parking
 - Patio & lawn garden with wooden out buildings



ACCOMMODATION:

Entrance Hall	Bathroom
Lounge 4.27m x 3.35m (14 x 11)	W/C
Kitchen/ Diner 5.31m x 3.86m (17'5 x 12'8)	
Bedroom 1 4.98m x 3.73m (16'4 x 12'3)	
Dining Room/ Office/ Bedroom 3 3.58m x 3.28m (11'9 x 10'9)	
Bedroom 2 3.40m x 3.28m (11'2 x 10'9)	
Laundry 3.58m x 1.96m (11'9 x 6'5)	

FLOOR PLAN:



Floor Plan

Total floor area: 105.9 sq.m. (1,140 sq.ft.)

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