

Rosedale

5 LAUGHTON DRIVE, STAMFORD, PE9 2JW



£475,000 OFFERS IN THE REGION OF

- EXECUTIVE DETACHED HOME
- FIVE SPACIOUS BEDROOMS
- REFITTED EN-SUITE TO PRINCIPAL BEDROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- L-SHAPED KITCHEN / DINING / FAMILY ROOM
- FRENCH DOORS TO GARDEN
- HOME OFFICE POTENTIAL
- DRIVEWAY AND GARAGE
- ENCLOSED GARDEN
- EPC ENERGY RATING C / COUNCIL TAX BAND E



PROPERTY HIGHLIGHTS

An impressive executive detached family home, located in the sought-after town of Stamford and offering spacious and versatile accommodation arranged over three floors.

The ground floor briefly comprises an entrance hall, kitchen/breakfast room with integrated appliances, separate utility room and downstairs WC, together with a generous L-shaped living/dining/family room with French doors opening onto the rear garden.

To the first floor is the principal bedroom, benefitting from a built-in wardrobe and refitted en-suite shower room, alongside two further bedrooms and the family bathroom. The second floor provides two additional bedrooms, one of which is currently utilised as a home office.

Externally, the property benefits from a driveway providing off-road parking in front of the single garage, together with an enclosed rear garden.

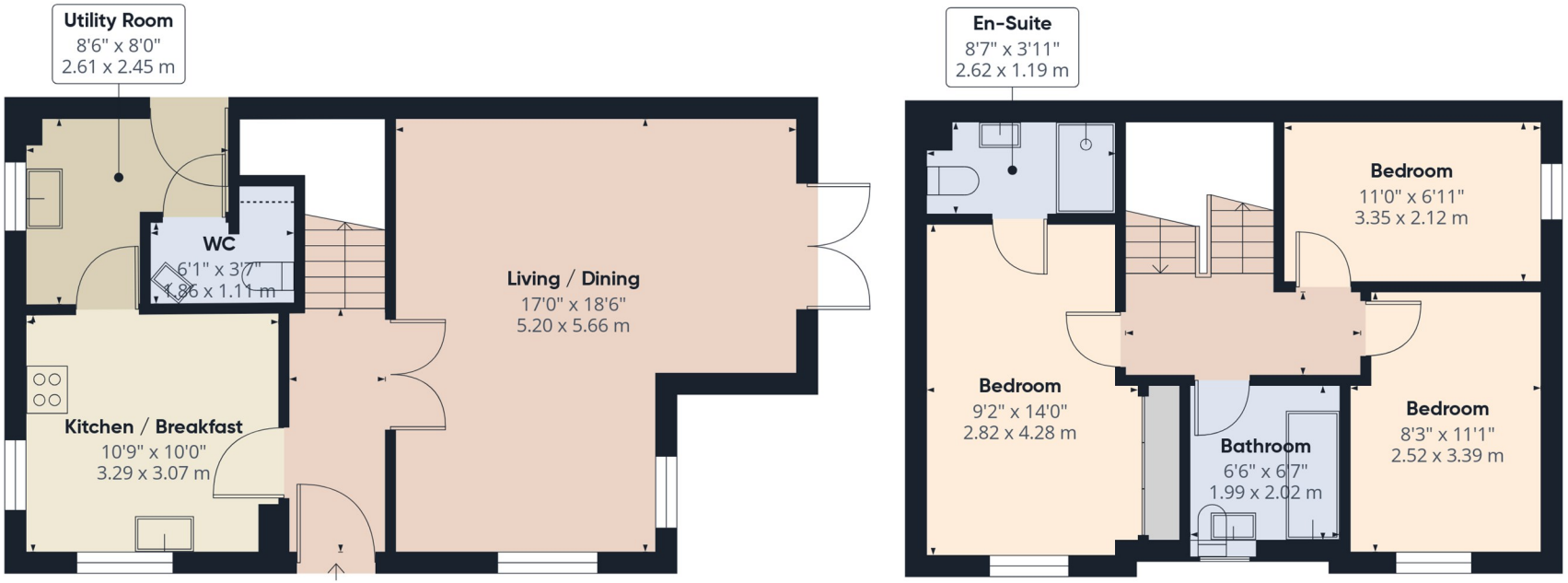
This home is not only spacious and well-designed but also situated in a desirable location, making it a fantastic opportunity for families looking to settle in Stamford.

5 Bedrooms 2 Bathroom 1 Reception



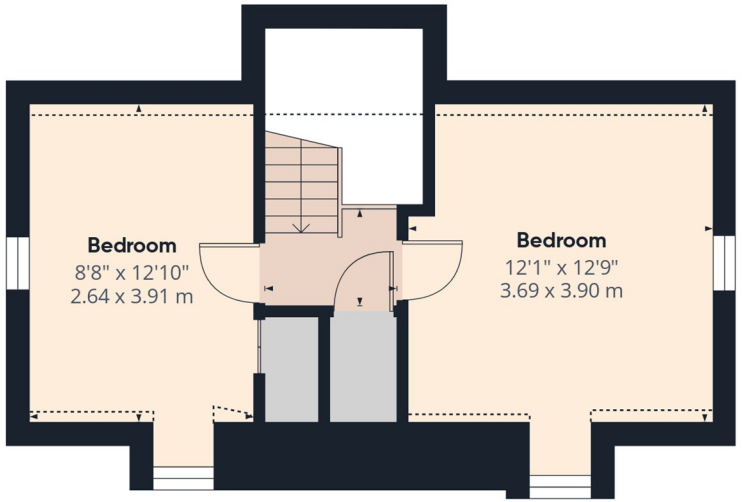






Floor 0

Floor 1



Floor 2

W
S
N
E

Approximate total area(1)

1282 ft²

119.1 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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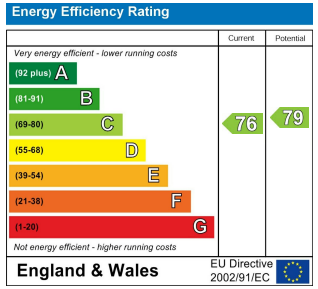


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** E

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

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IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



Rosedale

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