

## 2 Woodhead Close, Stamford, PE9 1DP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	84
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			

This stylish detached family home is set in a cul-de-sac location with pleasant views to the rear. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The two modern bathrooms ensure convenience for all residents, while the well-presented interiors create a warm and inviting atmosphere throughout. One of the standout features of this property is its south-facing garden, which basks in sunlight and is not overlooked.

The accommodation comprises: - Entrance hall, sitting room, study, kitchen diner, utility room, cloakroom, conservatory, landing, Main bedroom with en-suite, three further bedrooms and a family bathroom.

To the front of the property is a block paved driveway that provides off street parking, whilst to the rear is a well presented south facing garden with covered seating area and patio.

**Asking Price £469,995 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.

- Modern detached family home
- Presented to a high standard by the current owner
- Four bedrooms, Main bedroom with en-suite
- Generous sitting room
- Stylish kitchen diner that opens onto the conservatory
- Gas fired central heating
- South facing low maintenance garden
- Block paved off street parking
- Council Tax Band - D
- EPC - TBC



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**

4.70m max, 3.78m min x 4.55m (15'5 max, 12'5 min x 14'11)

**Study**

3.58m x 2.16m (11'9 x 7'1)

**Kitchen/Diner**

7.47m x 2.59m (24'6 x 8'6)

**Conservatory**

3.45m x 3.33m (11'4 x 10'11)

**Utility Room**

2.41m x 1.85m (7'11 x 6'1)

**Cloakroom**

1.30m x 1.19m (4'3 x 3'11)

**Landing**

**Main Bedroom**

3.78m x 3.66m (12'5 x 12')

**En-suite**

1.98m x 1.50m (6'6 x 4'11)

**Bedroom Two**

3.58m x 2.72m (11'9 x 8'11)

**Bedroom Three**

3.68m x 2.44m (12'1 x 8')

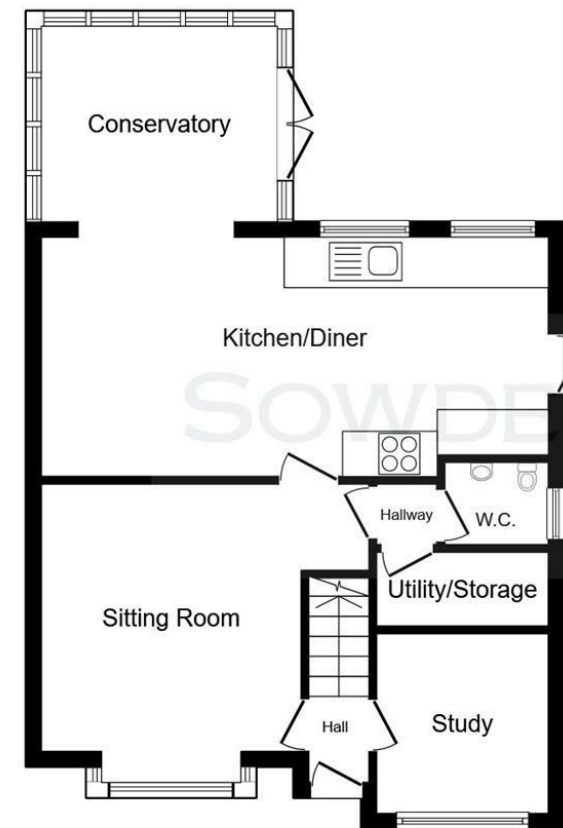
**Bedroom Four**

3.02m x 2.44m (9'11 x 8')

**Family Bathroom**

2.67m x 1.88m (8'9 x 6'2)

**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