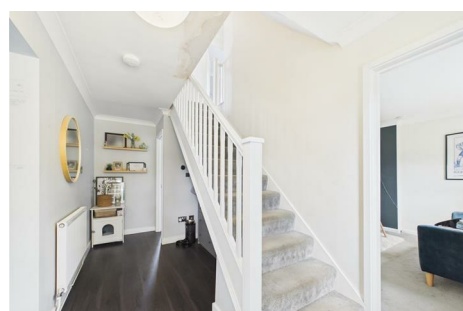




Charlock Drive Stamford, PE9 2WP

Situated in a popular residential location within Stamford, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, ideal for modern family living.

The property has been thoughtfully enhanced over the years, featuring an impressive extended gym/family room and a partial garage conversion creating a valuable home office, while retaining useful storage space within the remaining garage area.

£495,000

Charlock Drive

Stamford, PE9 2WP



- Extended four-bedroom detached family home
- Well presented throughout with versatile accommodation
- Spacious kitchen/dining room ideal for family living and entertaining
- Generous living room plus substantial gym/family room extension
- Principal bedroom with en-suite shower room
- Partial double garage conversion creating a dedicated home office
- Utility room, cloakroom/WC and remaining garage storage space
- Approximately 1,755 sq ft (162.9 sq m) in a popular Stamford location
- Please see attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

Living Room

11'0" x 21'5" (3.35m x 6.53m)

Gym/Family Room

9'8" x 21'3" (2.95m x 6.48m)

Cloakroom

2'11" x 8'6" (0.89m x 2.59m)

Utility Room

5'5" x 5'5" (1.65m x 1.65m)

Kitchen Diner

11'8" x 21'5" (3.56m x 6.53m)

Landing

12'3" x 4'3" (3.73m x 1.30m)

Bedroom 1

13'0" x 9'10" (3.96m x 3.00m)

En Suite

Bedroom 2

11'2" x 10'1" (3.40m x 3.07m)

Bedroom 3

11'3" x 9'1" (3.43m x 2.74m)

Bedroom 4

11'1" x 11'3" (3.38m x 3.43m)

Family Bathroom

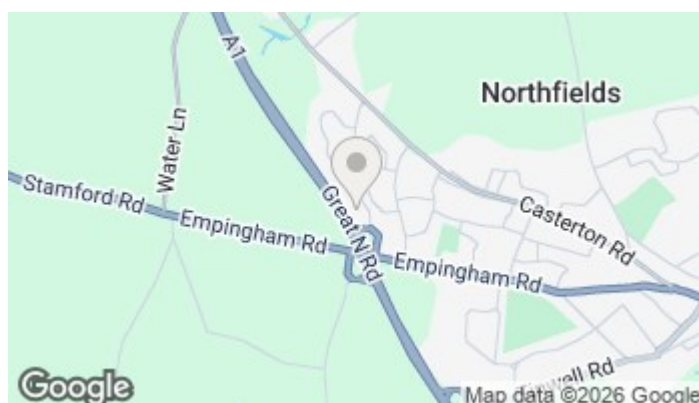
7'6" x 5'7" (2.29m x 1.70m)

Office

9'1" x 16'7" (2.77m x 5.05m)

Garage

8'1" x 16'8" (2.46m x 5.08m)



Directions

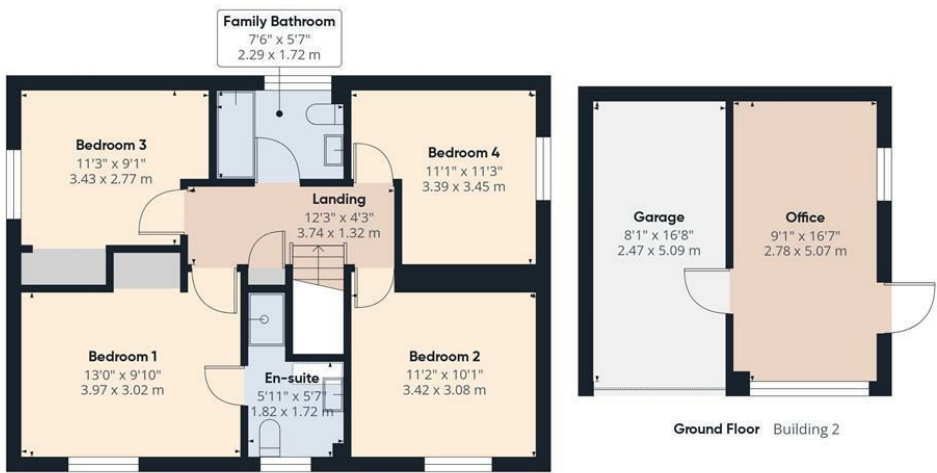
Please use postcode PE9 2WP for Sat-Nav assistance. Stamford is one of England's finest Georgian market towns, renowned for its historic architecture, excellent schooling, boutique shopping, cafés, restaurants and leisure facilities. The town benefits from a mainline railway station with services to Peterborough and connections to London King's Cross, together with excellent road links via the A1.



Floor Plan



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1755 ft²
162.9 m²

Reduced headroom
11 ft²
1 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.

GIRAFFE360

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