

3 Field Close, Collyweston, Stamford, PE9 3QS

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			
		81	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tucked away within a secluded cul-de-sac setting, this attractive stone-built detached family home offers stylish and versatile accommodation arranged over three floors, ideally suited to modern family living.

Beautifully presented throughout, the property features five well-proportioned bedrooms, including an impressive principal bedroom benefiting from twin built-in wardrobes and a contemporary en-suite shower room. A particular highlight of the home is the superb open-plan kitchen diner, thoughtfully designed with a central island, quality wood and quartz work surfaces, and patio doors opening directly onto the rear garden, creating an ideal space for both entertaining and everyday family life.

The accommodation briefly comprises an entrance hall, spacious sitting room, open-plan kitchen diner, utility room, cloakroom, principal bedroom with en-suite and fitted wardrobes, two further bedrooms with built-in wardrobes, family bathroom, and two additional bedrooms to the upper floor alongside a shower room.

The property also benefits from an excellent energy performance rating, gas-fired central heating, double glazing, and a heat recovery ventilation system, enhancing both comfort and efficiency.

Externally, the rear garden has been attractively landscaped with patio and lawn areas, providing an excellent outdoor space for relaxation and entertaining. Beyond the garden is a driveway providing off-road parking for two vehicles together with a workshop.

Offered to the market with no onward chain, this impressive family home is viewing highly recommended.

Guide Price £535,000 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 modern stone built family home
- Main bedroom with twin built-in fitted wardrobes & en-suite
- Gas fired central heating with heat recovery system
- Three bath/shower rooms & a downstairs cloakroom
- Drive with parking for two cars, workshop, patio & lawn garden
- Five bedrooms
- Stylish kitchen diner with patio doors opening onto the rear garden
- Bay fronted sitting room
- Cul-de-sac location
- EPC - B, Council Tax Band - F, NO CHAIN



ACCOMMODATION:

Entrance

Sitting Room
4.78m x 3.96m (15'8 x 13')

Kitchen Diner
6.53m x 3.76m (21'5 x 12'4)

Utility Room
3.40m x 1.65m (11'2 x 5'5)

Cloakroom

Landing

Principal Bedroom
3.99m x 3.30m (13'1 x 10'10)

En-suite

Bedroom Two
3.00m x 2.79m (9'10 x 9'2)

Bedroom Three
2.79m x 2.59m (9'2 x 8'6)

Family Bathroom

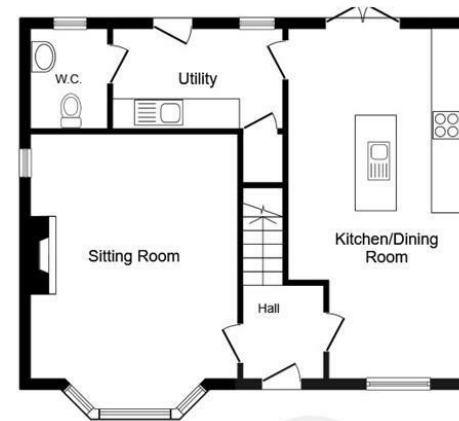
Landing

Bedroom Four
4.24m x 3.76m (13'11 x 12'4)

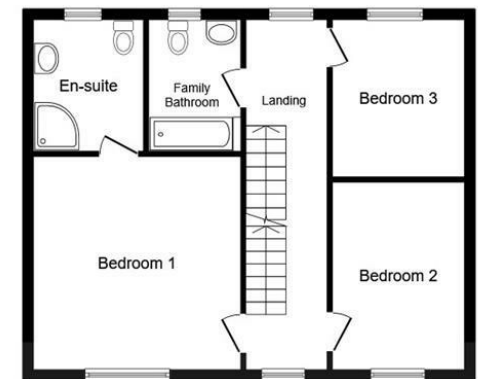
Bedroom Five
3.99m x 2.01m (13'1 x 6'7)

Shower Room

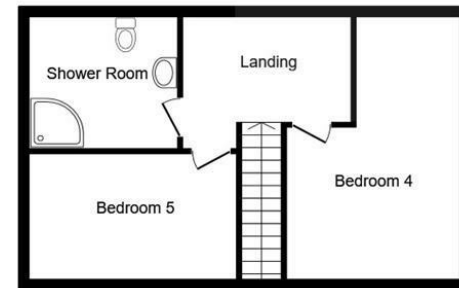
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

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