



25 Dunlin Road, Essendine, Stamford, PE9 4UU

 **NEWTON FALLOWELL**



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Key Features

- Detached Three Bedroom Family Home
- Quiet Cul De Sac
- Great Village Location
- Large Lounge with Wood Burner
- Off Road Parking and Integral Garage
- Air Source Heat Pump & Recently Fitted Solar Pannels
- Council Tax Band - C
- EPC Rating B
- Freehold

£300,000





Situated in a quiet cul-de-sac within a village setting and enjoying open countryside views to the rear, this three-bedroom detached home offers modern, energy-efficient living with an air-source heat pump, solar panels, and a wood-burning stove.

The property also benefits from a generous sitting room and a bright garden room. The main bedroom features an en-suite, while the family shower room has been recently refitted.

The accommodation comprises an entrance hall, sitting room, garden room, kitchen, landing, main bedroom with en-suite, two further bedrooms, and a family shower room.

To the front, a driveway provides ample off-road parking and leads to an integral garage with an electric roller door. The rear of the property enjoys attractive countryside views and features a well-maintained patio and lawned garden.





The village of Essendine offers convenient access to both Stamford and Bourne.

Lounge 5.89m x 3.45m (19'4" x 11'4")

Garden Room 5.49m x 2.74m (18'0" x 9'0")

Kitchen 3.1m x 2.97m (10'2" x 9'8")

Bedroom One 4.19m x 2.59m (13'8" x 8'6")



En-Suite 2.67m x 1.64m (8'10" x 5'5")

Bathroom Two 3.33m x 2.51m (10'11" x 8'2")

Bedroom Three 3.12m x 2.49m (10'2" x 8'2")

Shower Room 2.26m x 1.47m (7'5" x 4'10")



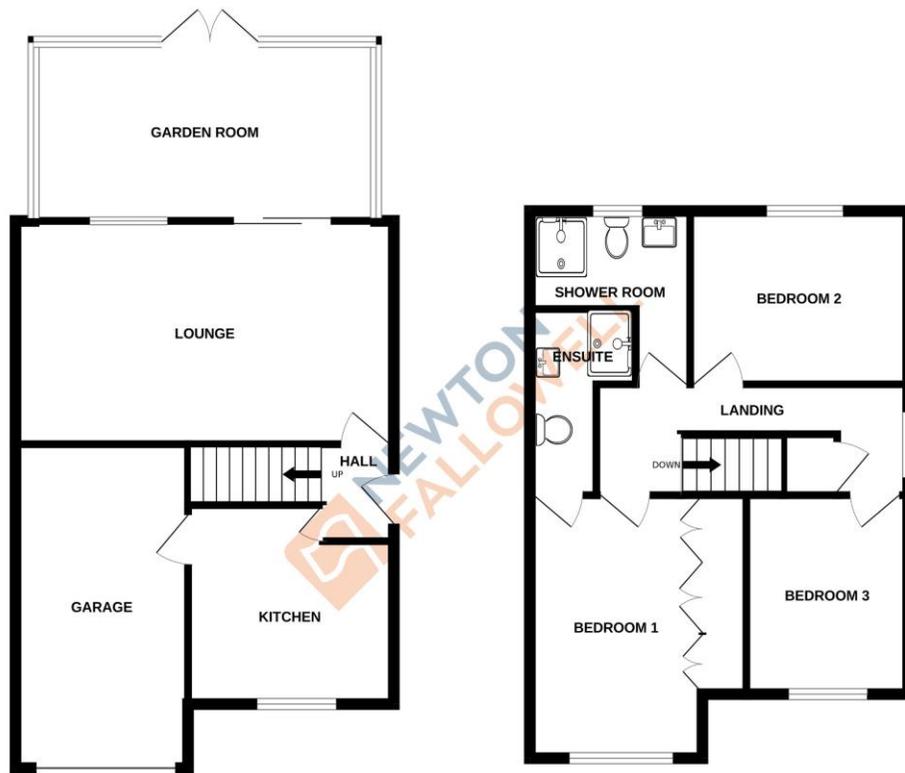
Garage 4.98m x 2.64m (16'4" x 8'8")





GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA - 1154 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.