



27 Main Road, Collyweston

Offers Over £450,000

 **NEWTON FALLOWELL**

27 Main Road

Collyweston, Stamford

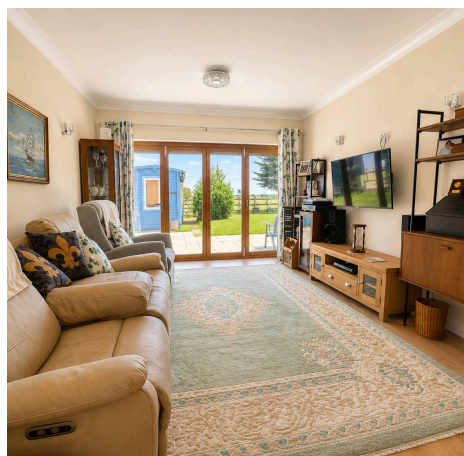
This deceptively spacious three bedroom detached bungalow presents an exceptional opportunity for those seeking a modernised, versatile home in a private and desirable setting. Having undergone comprehensive extension and renovation throughout, the property offers a flexible layout with two or three generous double bedrooms, making it ideal for both families and those looking for adaptable living space. The heart of the home is a generous kitchen diner, thoughtfully designed to accommodate both cooking and entertaining, complemented by a separate utility room for added convenience. The inviting lounge provides a comfortable area for relaxation, while the four piece bathroom is finished to a high standard, offering both a bath and a separate shower. Fitted and owned solar panels contribute to energy efficiency and reduced running costs, and the property benefits from main gas central heating. Ample parking is available for several vehicles, ensuring convenience for residents and guests alike. The property's manageable private gardens enhance the sense of seclusion and tranquillity. For those seeking further options, there is the potential to acquire an adjoining field of approximately one hectare (subject to separate negotiation), which could suit a variety of uses. This bungalow is ideally suited to buyers who value privacy, quality, and flexibility, and it is only by viewing that one can fully appreciate the accommodation, location, and exceptional lifestyle on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

9' 7" x 4' 0" (2.93m x 1.23m)

Dining Room / Office / Bedroom 3

11' 8" x 10' 9" (3.55m x 3.28m)

Bedroom 2

11' 1" x 10' 8" (3.38m x 3.26m)

Open Plan Kitchen Diner

17' 7" x 9' 8" (5.37m x 2.95m)

Living Room

15' 2" x 12' 1" (4.62m x 3.69m)

Inner Hallway

7' 0" x 2' 11" (2.14m x 0.90m)

4 piece bathroom

9' 5" x 6' 5" (2.86m x 1.95m)

Bedroom 1

14' 11" x 12' 1" (4.54m x 3.69m)

Utility Room/Rear Hall

12' 2" x 5' 6" (3.71m x 1.68m)

Separate WC

4' 6" x 2' 6" (1.37m x 0.77m)

Field to Rear

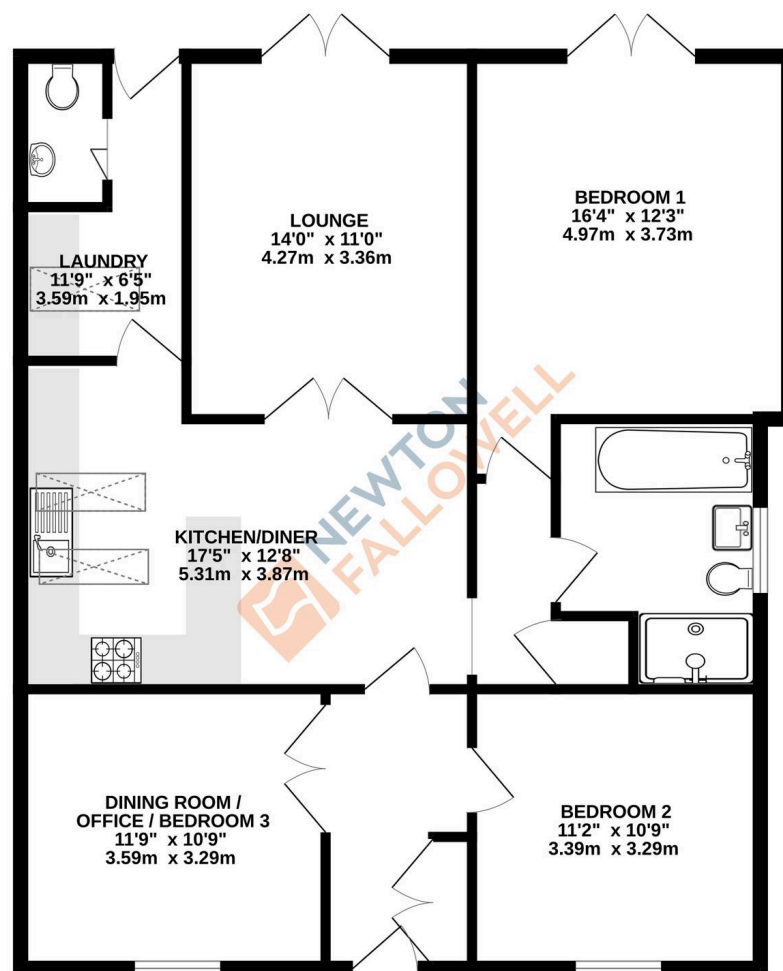
The vendor is the owner of the field to the rear of the property measuring approx. 2.47 acres (1 Hectare - subject to survey) which is available by separate negotiation. For further information, contact the selling agents.

Agent Note

The blue shed, summer house and green house within the garden will be removed by the vendor and do not form part of the sale



GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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Newton Fallowell - Stamford

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