



**2 Blackthorn, Stamford, Lincolnshire, PE9 4BG**  
**Guide Price £225,000**



Chartered Surveyors & Estate Agents

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**2 Blackthorn, Stamford, Lincolnshire, PE9 4BG**

**Tenure: Freehold**

**Council Tax Band: B (South Kesteven)**



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## DESCRIPTION

Modern end-terrace house with off-road parking for two cars and a good size, fully enclosed rear garden situated in a popular location.

Benefiting from gas central heating and double glazing, the accommodation briefly comprises:

GROUND FLOOR: Sitting Room, Kitchen/Diner;

FIRST FLOOR: two Bedrooms, Bathroom.

## ACCOMMODATION

### GROUND FLOOR

UPVC double-glazed entrance door leads to:

**Sitting Room 3.91m x 3.10m + stairs (12'10" x 10'2" + stairs)**

Radiator, laminate flooring, stairs to first floor with cupboard beneath, window to front, door to Kitchen/Diner.

**Kitchen/Diner 2.39m x 4.22m (7'10" x 13'10")**

Range of modern, attractive fitted units incorporating work surfaces with metro tiles to splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawers and matching eye-level wall cupboards. Integrated appliances comprise electric oven and hob with stainless steel splashback and extractor above.

Radiator, laminate flooring, window and external door to rear.

## FIRST FLOOR

### Landing

Doors to the two Bedrooms and Bathroom.

**Bedroom One 2.84m x 3.00m + wardrobe (9'4" x 9'10" + wardrobe)**

Built-in wardrobe with hanger rail and shelves, radiator, window to front.

**Bedroom Two 3.45m x 2.01m (11'4" x 6'7")**

Radiator, laminate flooring, window to rear.

**Bathroom 2.46m x 1.88m (8'1" x 6'2")**

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above, fully tiled splashbacks, chrome heated towel rail, built-in cupboard housing gas central heating boiler, extractor fan, window to rear.

## OUTSIDE

### Parking

There is a brick-paved area of vehicular hard standing for two cars in front of the house.

### Rear Garden

The fully enclosed rear garden is mainly laid to lawn with small paved patio area.

A hand gate gives external access from the front drive.

## SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability:

Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor, variable in-home

Three - good outdoor

Vodafone - good outdoor, variable in-home

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

## STAMFORD

Voted as the No.1 place to live in Britain in 2013, Stamford is a delightful ancient town that grew to prominence where the river could be crossed on the way north from London to York and Scotland. Within the town there is a host of lovely buildings, all of which capture the charm and elegance of the area as a whole. Shopping facilities in Stamford are very good, within the centre shops cater for almost every need, and there are three supermarkets and a produce street market every Friday. Within the town there is a superb range of schools for children of all

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ages together with Stamford School and Stamford High School. For commuters, the A1 Great North Road lies immediately to the west of the town and this offers good driving facilities both north and south, particularly to Peterborough. In addition there is a railway station with services to Peterborough, from which London is approximately a 50 minute journey, and westwards to Leicester and Birmingham.

#### **COUNCIL TAX**

Band B

South Kesteven District Council, Telephone 01476 406080.

#### **INDEPENDENT MORTGAGE ADVICE**

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

#### **N.B.**

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

#### **VIEWING**

By appointment to be made through the Selling Agents please. If you are travelling a long distance

please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

#### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

#### **DISCLAIMER**

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

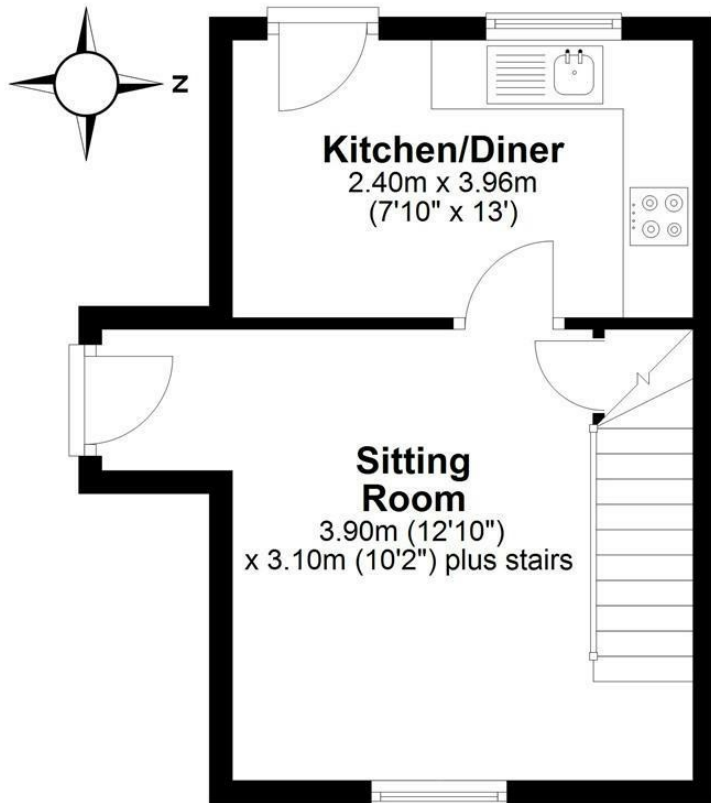
Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



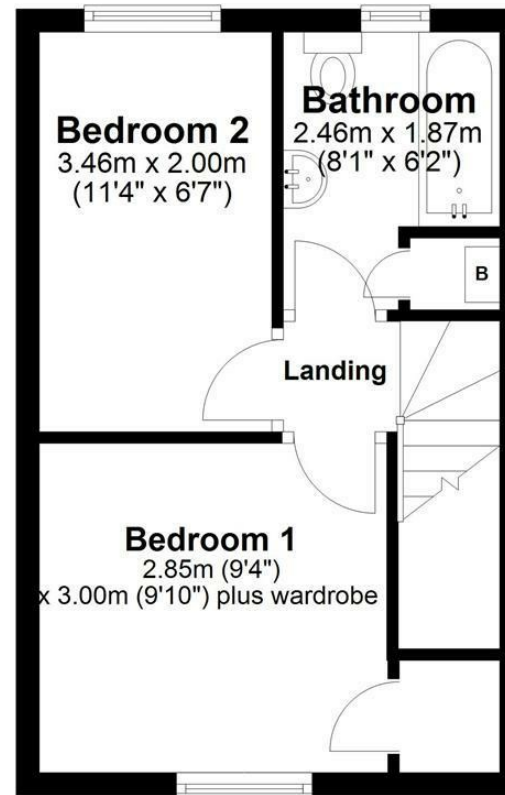
### Ground Floor

Approx. 26.8 sq. metres (288.5 sq. feet)




### First Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



Total area: approx. 52.4 sq. metres (563.6 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 