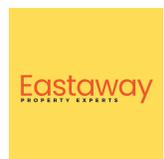




2 Till Place, Stamford
£535,000



2 Till Place

Stamford, Stamford

Bright detached family home on a corner plot with four double bedrooms, a superb kitchen diner, flexible living space, private garden and garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BOOK A VIEWING INSTANTLY BY VISITING OUR WEBSITE > CLICK ON THE PROPERTY > CLICK BOOK VIEWING
- Four generous double bedrooms with a bright dual-aspect principal suite and en suite
- Impressive kitchen diner designed for family life, with doors opening onto the garden
- Multiple reception rooms offering flexible space for work, play or relaxing
- Private garden with separate areas for entertaining and family time
- Detached home on a corner plot with garage and driveway parking
- Built in 2017 with modern finish throughout and ready to move straight into





Hallway

4' 7" x 14' 10" (1.39m x 4.51m)

Hallway

6' 6" x 3' 5" (1.97m x 1.03m)

Living Room

14' 5" x 14' 9" (4.40m x 4.49m)

Kitchen / Diner

11' 1" x 22' 3" (3.39m x 6.79m)

Playroom

10' 0" x 11' 1" (3.05m x 3.39m)

WC

6' 3" x 3' 5" (1.90m x 1.05m)

Landing

13' 10" x 3' 2" (4.21m x 0.97m)

Principal Bedroom

11' 3" x 12' 5" (3.43m x 3.78m)

Principal Bedroom

5' 9" x 7' 8" (1.75m x 2.33m)

Principal En Suite

5' 1" x 7' 2" (1.56m x 2.19m)

Bedroom 2

10' 2" x 14' 11" (3.11m x 4.54m)

Bedroom 3

10' 0" x 9' 7" (3.06m x 2.92m)

Bedroom 4

8' 8" x 11' 5" (2.65m x 3.48m)

Family Bathroom

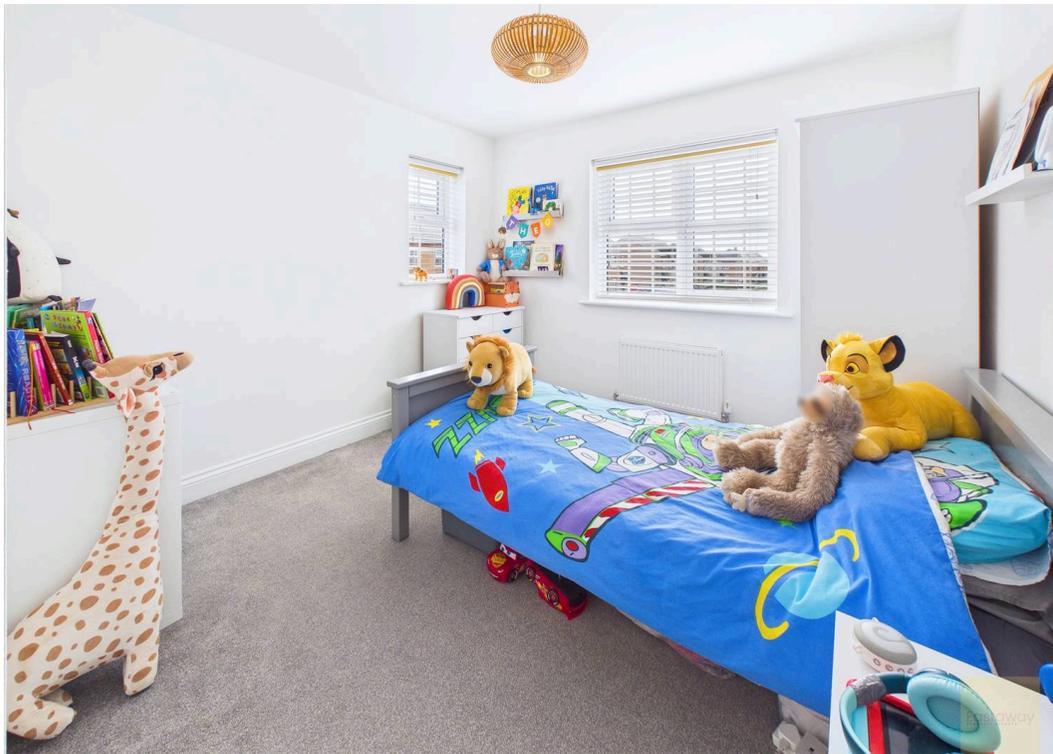
5' 7" x 7' 8" (1.71m x 2.33m)

Garage

10' 6" x 20' 2" (3.19m x 6.14m)











Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1627 ft²
151 m²

Reduced headroom

6 ft²
0.5 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Agents Notice

DISCLAIMER:

Property details are provided in good faith but may change and should not be taken as a complete or guaranteed description. While we aim for accuracy, all information must be independently checked and does not form part of any contract. Measurements are approximate, services and appliances have not been tested, and images or floorplans are for guidance only. Buyers should verify permissions, consents, and any other matters with their own advisers.

BUYER VERIFICATION:

In line with the Money Laundering Regulations, all purchasers must complete identification and proof/source of funds checks at the offer stage. A non-refundable fee of £35 (inc VAT) per person is payable for these checks. We cannot legally move forward with the sale until the buyers have completed these checks. The property will remain 'for sale' until checks are completed.

