



## 2 Stamford Road, Careby, Stamford, Lincolnshire, PE9 4EB

Finished to a high standard by the current owners, this Victorian semi-detached cottage comes with three bedrooms, a stylish breakfast kitchen with wooden work surfaces and superb sitting room with an open fire. The property comes with country views, double glazed windows, a recently fitted oil fired Worcester central heating boiler and an outbuilding which is currently used as a utility room.

Accommodation comprises: - Rear entrance porch, sitting room, breakfast kitchen, cloakroom, landing, three bedrooms and a shower room.

To the front is ample off street parking, whilst to the rear is an east facing lawn garden with fruit trees, a wooden summer house/garden office, a gravel seating area and outbuilding.

NO CHAIN

**Asking price £250,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	

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.

- Semi-detached home
- Country Views
- Breakfast kitchen
- Recently fitted Worcester oil fired boiler
- East facing lawn garden with summer house/garden office
- Three bedrooms
- Finished to a high standard throughout
- Off street parking
- Out building used as a utility room
- NO CHAIN, Council Tax Band - B, EPC -



**ACCOMMODATION:**

**Rear Entrance Porch**  
2.26m x 1.96m (7'5 x 6'5)

**Sitting Room**  
5.05m x 3.07m (16'7 x 10'1)

**Breakfast Kitchen**  
3.10m x 3.10m (10'2 x 10'2)

**Cloakroom**

**Landing**

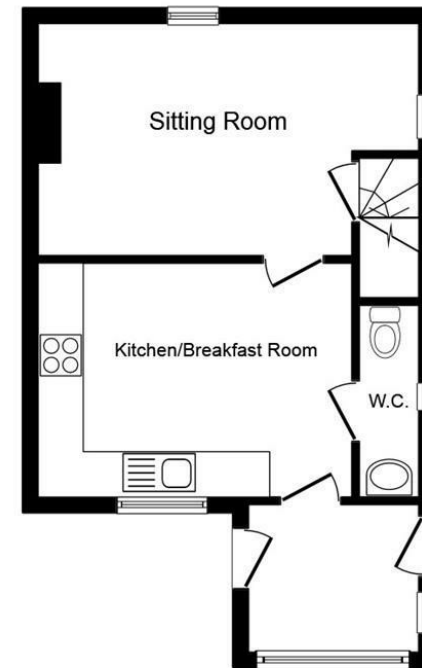
**Master Bedroom**  
3.76m x 2.57m (12'4 x 8'5)

**Bedroom Two**  
2.97m x 2.41m (9'9 x 7'11)

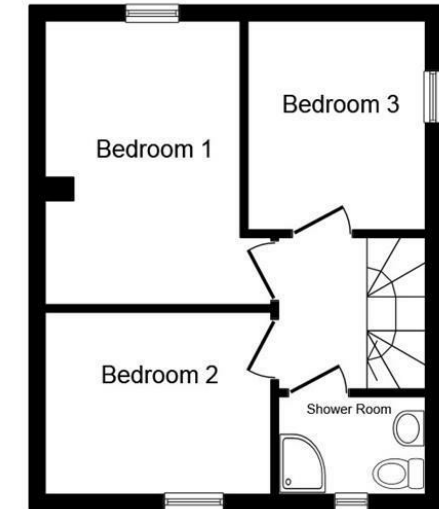
**Bedroom Three**  
2.77m x 2.31m (9'1 x 7'7)

**Shower Room**  
1.98m x 1.30m (6'6 x 4'3)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.