

12 Dickens Drive, Stamford, Lincs, PE9 2GS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This well presented detached home is set within a popular residential location close to Malcolm Sargent Primary School.

The accommodation comprises of entrance hall, downstairs wc, sitting room with woodburning stove, dining room with patio doors leading onto the garden, breakfast kitchen with built in oven and hob, useful under stairs storage cupboard and patio doors leading to the garden.

To the first floor are two double bedrooms both having built in wardrobes and the master also benefiting from an en-suite shower room, as well as a further single bedroom and family bathroom.

To the rear is a well stocked garden with patio area and log store. The property further benefits from a single garage and driveway parking as well as solar panels which provide discounted heating. NO ONWARD CHAIN.

Asking price £335,000 Freehold

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.

- Well presented home
- Three bedrooms
- Two reception rooms
- Garage and driveway
- No onward chain

- Popular location
- Bathroom and ensuite
- Beautiful rear garden
- Council tax band D



ACCOMMODATION:

Entrance Hall

WC

Sitting Room
4.34m x 3.81m (14'3 x 12'6)

Dining Room
2.84m x 2.82m (9'4 x 9'3)

Breakfast Kitchen
4.57m x 2.13m (15'0 x 7'0)

Bedroom One
3.33m x 2.77m (10'11 x 9'1)

Ensuite

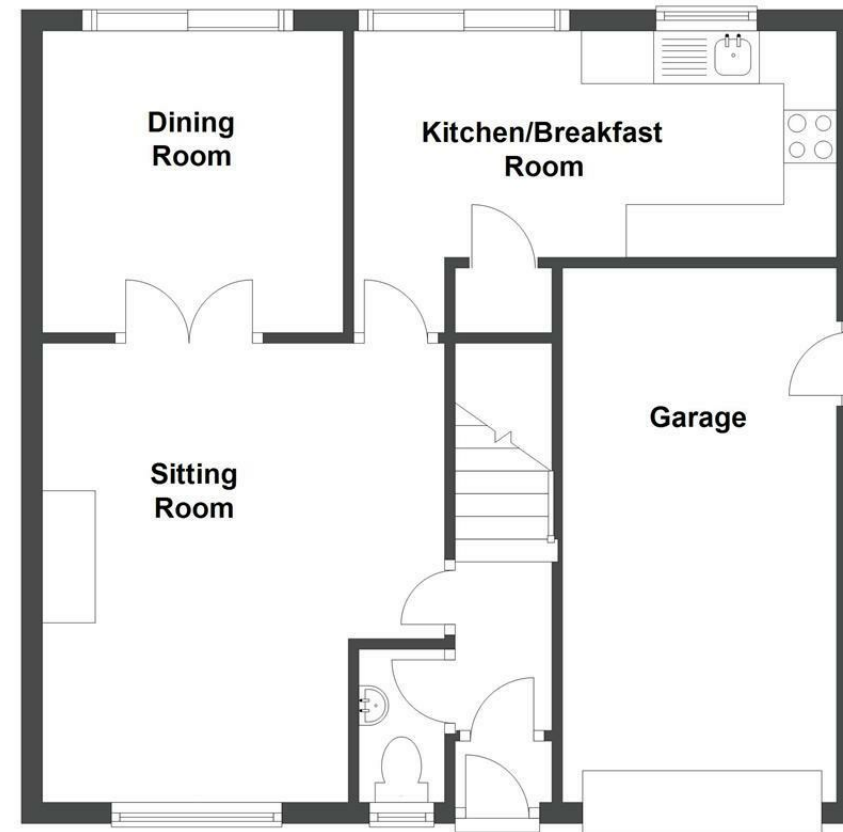
Bedroom Two
2.82m x 2.21m to front of wardrobes (9'3 x 7'3 to front of wardrobes)

Bedroom Three
1.96m x 2.41m (6'5 x 7'11)

Bathroom

FLOOR PLAN:

Ground Floor



First Floor

