




NEWTON
FALLOWELL

Charlock Drive,
Stamford, PE9 2WP

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**Charlock Drive,
Stamford, PE9 2WP
£299,950 Freehold**

Spacious three bedroom detached home, tucked away in the popular area of Rutland heights, close to local amenities and Malcolm Sargent School. The property benefits from two reception rooms, kitchen with a wealth of units, two bathrooms, downstairs cloakroom, single integral garage, ample off road parking and a mature rear garden.

The property is arranged over two floors, entering via the entrance hall which infernally links to the living room and downstairs cloakroom. The living room hosts an abundance of space and natural light. An opening from the living room leads into the separate dining room with French doors which open out onto the patio. Completing downstairs is the kitchen which features an array of base and eye level units. To the first floor, the landing connects two well balanced double bedrooms, a further large single bedroom and the family three piece bathroom. The master bedroom benefits from built in wardrobes and its own three piece en suite with walk in shower.

Outside to the front is a driveway offering off road parking for at least three vehicles. The rear garden features a patio seating area and lawn with mature borders plus a large shed.



Entrance hall

6 x 3'1 (1.83m x 0.94m)

Cloakroom

6 x 2'9 (1.83m x 0.84m)

Living room

14'3 x 13'7 (4.34m x 4.14m)

Dining room

10'9 x 7'4 (3.28m x 2.24m)

Kitchen

11'11 x 7'6 (3.63m x 2.29m)

Master bedroom

13'2 narrowing 10'1 x 11'1 (4.01m narrowing 3.07m x 3.38m)

En suite

8'1 x 2'10 (2.46m x 0.86m)

Bedroom two

12 x 8'8 (3.66m x 2.64m)

Bedroom three

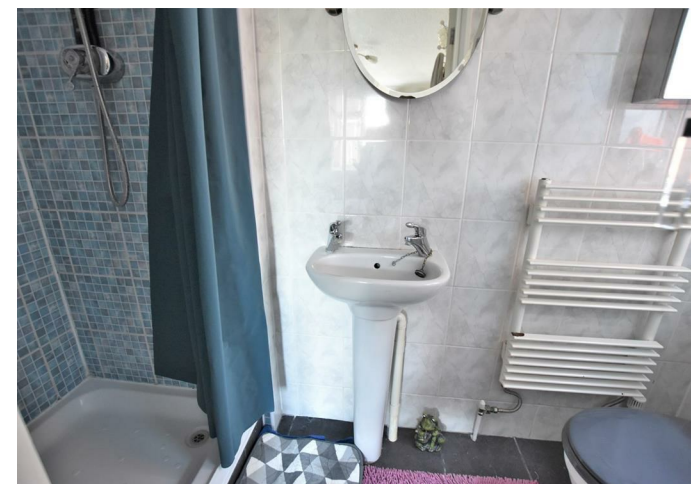
9'4 x 7'10 (2.84m x 2.39m)

Bathroom

8'8 x 6'6 (2.64m x 1.98m)

Garage

49'2"32'9" x 26'2"6'6" (15'10 x 8'2)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(85-91) B		(85-91) B	
(79-84) C		(79-84) C	
(73-78) D		(73-78) D	
(67-72) E		(67-72) E	
(61-66) F		(61-66) F	
(55-60) G		(55-60) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

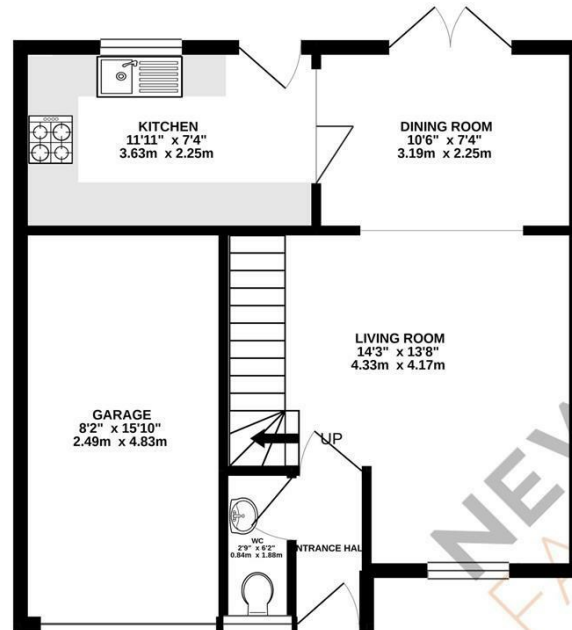
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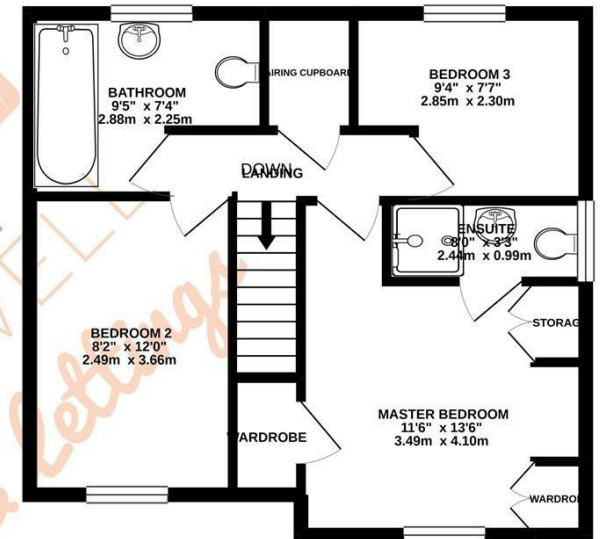
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GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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