



Charlock Drive,
Stamford, Rutland, PE9 2WP

NEWTONFALLOWELL 

Charlock Drive,
Stamford, Rutland, PE9 2WP
£315,000 OIEO Freehold

****NO ONWARD CHAIN ****Lovely three bedroom extended detached family home situated in a Prime Location of Stamford, close to local amenities, easy access routes and popular primary schools. The property boasts a beautiful extended garden room, modern kitchen/diner, two bathrooms, large living room, off road parking, single garage and an enclosed rear garden.

The property is arranged over two floors, entering via the entrance hall with tiled flooring, stairs leading to the first floor and a storage cupboard underneath. To one side of the entrance hall is the spacious living room with an abundance of natural light and a feature fireplace. To the opposite side of the entrance hall is the large kitchen/diner again with tiled flooring, modern units and a separate utility room with cloakroom. Completing downstairs is the extended garden room which could be used as a home office, with glass lantern roof and French doors, which open out on to the patio. To the first floor the spacious landing connects three well balanced double bedrooms and a three-piece family bathroom. The Master Bedroom enjoys its own three-piece en-suite with walk-in shower.

Outside the property is a driveway for at least one vehicle and access to the single garage with up and over door. The rear garden features a patio seating area and lawn with mature shrubbery, all enclosed and private. Viewings highly recommended.



Entrance Hall

9'9 x 6'4 (2.97m x 1.93m)

Living Room

12'10 x 11'9 (3.91m x 3.58m)

Kitchen/Diner

12'10 narrowing to 6'6 x 13'11 (3.91m narrowing to 1.98m x 4.24m)

Utility Room

6'6 x 5 (1.98m x 1.52m)

Cloakroom

2'11 x 6'5 (0.89m x 1.96m)

Garden Room

13'1 x 8'8 (3.99m x 2.64m)

Garage

8'9 x 17'1 (2.67m x 5.21m)

Landing

9'7 x 10'5 (2.92m x 3.18m)

Master Bedroom

12'10 x 11'9 (3.91m x 3.58m)

En-Suite

6'6 narrowing to 2'11 x 6'9 (1.98m narrowing to 0.89m x 2.06m)

Bedroom Two

8'10 x 16'4 (2.69m x 4.98m)

Bedroom Three

12'10 x 10'3 narrowing to 8'7 (3.91m x 3.12m narrowing to 2.62m)

Bathroom

8'11 narrowing to 2'11 x 7'10 (2.72m narrowing to 0.89m x 2.39m)

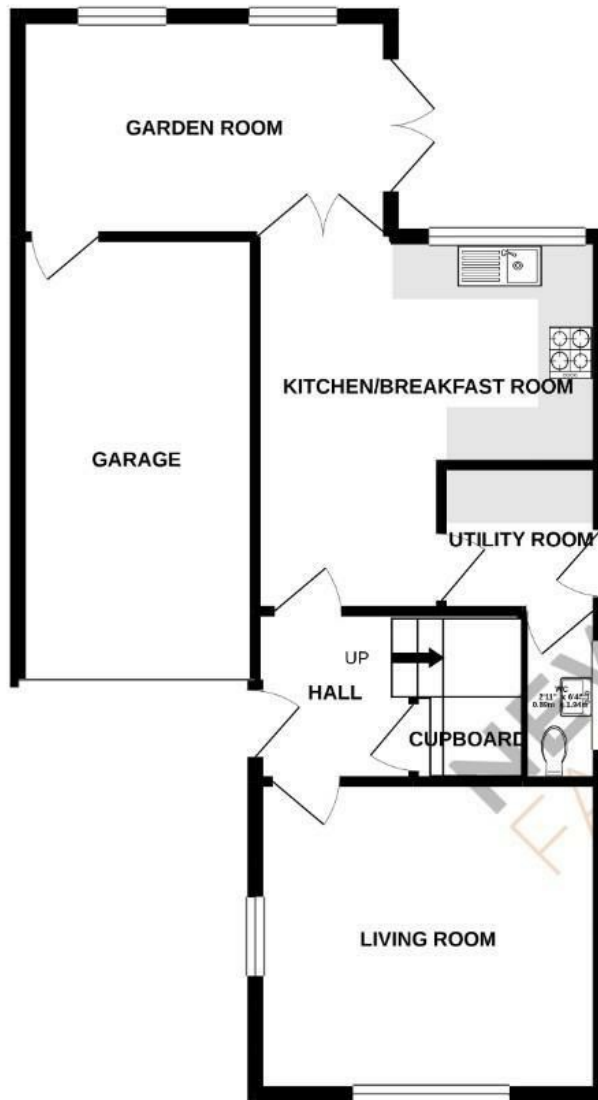


- Extended three bedroom detached
- Three double bedrooms
- Single garage and driveway
- Enclosed rear garden
- Extended garden room with glass lantern roof
- Modern kitchen with separate utility room
- Two bathrooms and downstairs cloakroom
- EPC rating - C
- Light and airy living room



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	70 82
(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	

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

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