



Charlock Drive,
Stamford, Rutland, PE9 2WP

NEWTONFALLOWELL 

**Charlock Drive,
Stamford, Rutland, PE9 2WP
£330,000 OIEO Freehold**

Stunning extended three bedroom detached home, renovated to a high level. The property boasts an open plan modern kitchen diner with breakfast bar, extended garden room, spacious living room, two bathrooms, downstairs cloakroom with utility, three double bedrooms, enclosed rear garden and off road parking.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and a storage cupboard underneath. The entrance hall also connects the living room and the kitchen diner. The living room benefits from an abundance of natural light and space. The kitchen diner has been opened and converted to make a beautiful open plan living space with an array of modern units, integrated appliances and a separate utility and cloakroom. Completing downstairs is the extended garden room with a warm roof and views out onto the garden. To the first floor, the landing connects three well balanced double bedrooms and a family size modern bathroom. The second bedroom boasts a bespoke fitted wardrobe, and the master bedroom has its own three piece en suite with new shower.

Outside to the front is a driveway offering off road parking for two vehicles accompanied by lawn and gravel area. The rear garden is fully enclosed and private backing on to the sidney farm lane side. The rear garden features a patio seating area, lawn with mature borders and a further gravel seating area.



Entrance hall

8'3 x 6'8 (2.51m x 2.03m)

Living room

12'10 x 11'8 (3.91m x 3.56m)

Kitchen diner

22 x 16'4 narrowing 13'10 (6.71m x 4.98m
narrowing 4.22m)

Utility room

5'11 x 5 (1.80m x 1.52m)

Cloakroom

6'7 x 2'10 (2.01m x 0.86m)

Garden room

15'8 x 12'1 (4.78m x 3.68m)

Landing

10'8 x 9'8 (3.25m x 2.95m)

Master bedroom

12'11 x 11'9 (3.94m x 3.58m)

En suite

6'8 x 6'5 (2.03m x 1.96m)

Bedroom two

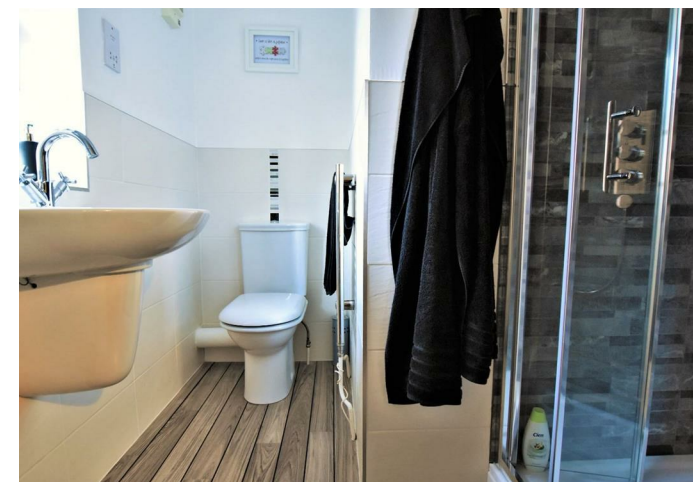
12'5 x 8'10 (3.78m x 2.69m)

Bedroom three

12'11 x 8'8 (3.94m x 2.64m)

Bathroom

8 x 5'6 (2.44m x 1.68m)



| 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 | |
| (69-84) C | | (69-84) C | |
| (54-68) D | | (54-68) D | |
| (39-53) E | | (39-53) E | |
| (24-38) F | | (24-38) F | |
| (9-23) G | | (9-23) 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:

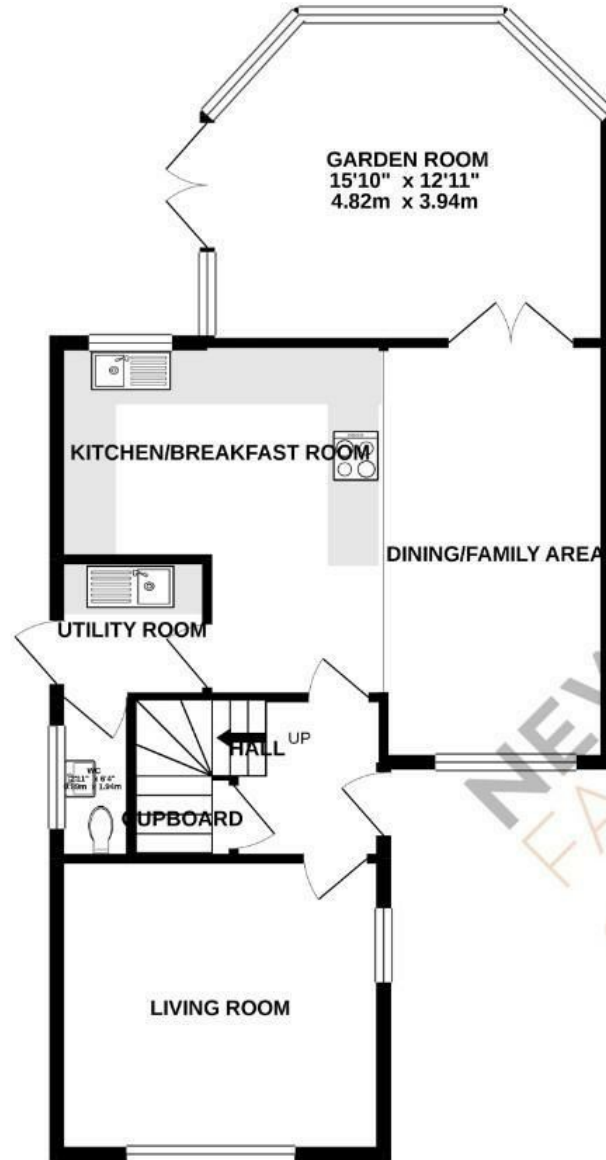
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GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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