

10 Jackson Way, Stamford, PE9 1FG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(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		80	81
(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 beautifully extended town house comes with a stunning open plan dining kitchen and lounge area that features bi-fold doors and a lantern style roof. There are four double bedrooms, all with built in wardrobes and the Master coming with a dressing area and en-suite.

The accommodation comprises: - Entrance hall, cloakroom, open plan dining kitchen with lounge area, kitchen, utility room, three double bedrooms and a family bathroom on the first floor, with the Master bedroom with dressing area and en-suite on the top floor.

To the rear of the property is a patio & lawn garden as well as off street parking and a single garage.

Asking price £340,000 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.

- Extended town house
- Stunning open plan living kitchen with bi-fold doors
- Cloakroom & utility
- Enclosed patio & lawn garden
- Council Tax Band - D

- Four double bedrooms
- Master suite with dressing area & en-suite
- Parking & single garage
- Gas fired central heating
- EPC - B



ACCOMMODATION:

Entrance Hall

Cloakroom

Open Plan Living Kitchen
4.47m x 3.63m (14'8 x 11'11)

Lounge Area
3.91m x 3.20m (12'10 x 10'6)

Utility Room
2.34m x 2.01m (7'8 x 6'7)

Landing

Bedroom Two
3.89m x 3.78m (12'9 x 12'5)

Bedroom Three
3.91m x 3.05m (12'10 x 10')

Bedroom Four
3.89m into wardrobe x 2.36m (12'9 into wardrobe x 7'9)

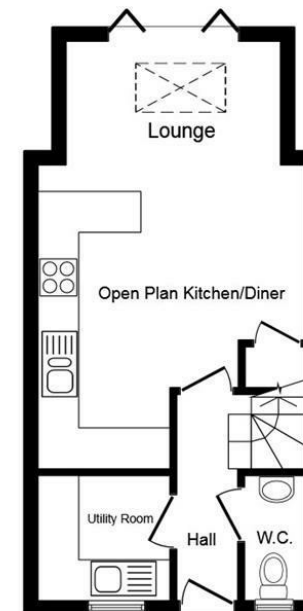
Family Bathroom

Master Bedroom
4.45m x 3.38m (14'7 x 11'1)

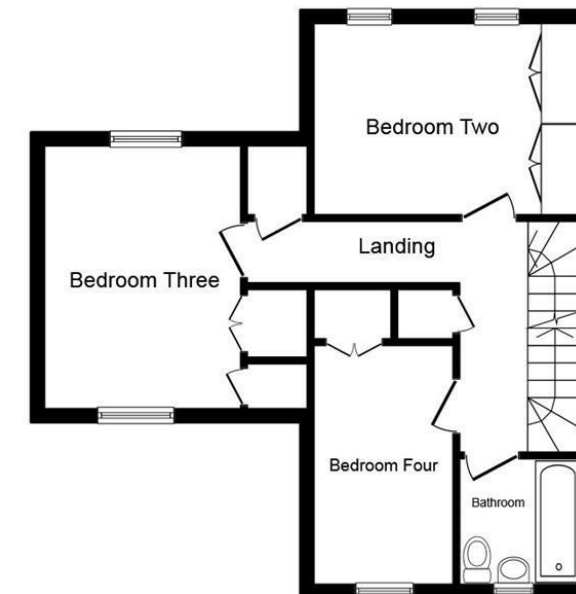
Dressing Area

En-suite Bathroom
2.72m x 2.62m (8'11 x 8'7)

FLOOR PLAN:



Ground Floor



First Floor



Second Floor

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