



16 Aberdeen Close, Stamford, Lincolnshire PE9 2TN

£350,000



\*\*\* EXTENDED SEMI-DETACHED HOME \*\*\* This three bedroom home is situated in the sought after 'Scottish Estate' in Stamford, close to local amenities and schooling. Briefly comprising entrance porch which has been extended, contemporary open plan lounge/dining/living areas, a further reception room with doors into garden, utility room and cloakroom. Upstairs, there are three bedrooms, each with built-in wardrobes, and a refitted modern family bathroom. There is also a garage with an electric roller door, ample off road parking and an enclosed garden, backing onto bungalows. Council Tax Band B. EPC Energy Rating C.

**ENTRANCE**

UPVC front door with window to side, stairs to first floor accommodation, coving to ceiling and radiator.

**LOUNGE AREA**

14' 0" x 12' 5" (4.27m x 3.78m) (Approx) UPVC window to front, feature electric fireplace, coving to ceiling and radiator.

**DINING AREA**

10' 8" x 8' 4" (3.25m x 2.54m) (Approx) Modern vertical radiator and coving to ceiling.

French doors into:

**RECEPTION ROOM**

8' 5" x 8' 4" (2.57m x 2.54m) (Approx) UPVC window to side, sliding doors to rear, radiator and coving to ceiling.

**KITCHEN AREA**

11' 0" x 8' 4" (3.35m x 2.54m) (Approx) Fitted with a range of base and eye level units with worktops over, stainless steel sink with drainer and mixer tap over, eye level double oven, integrated fridge freezer and dishwasher. Partly tiled, coving to ceiling and UPVC window to rear.

**UTILITY ROOM**

8' 7" x 8' 4" max (2.62m x 2.54m) (Approx) Fitted with a range of base and eye level units with worktops over, stainless steel sink with drainer and mixer tap over, UPVC window and door to rear, radiator and coving to ceiling. Personnel door into garage.

**WC**

Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashback. UPVC window to side, extractor fan and coving to ceiling.

**LANDING**

UPVC window to side and loft access.

**BEDROOM ONE**

11' 0" x 11' 0" not including wardrobes (3.35m x 3.35m) UPVC window to front, built-in wardrobes and radiator.

**BEDROOM TWO**

11' 0" x 9' 7" (3.35m x 2.92m) (Approx) UPVC window to rear, built-in wardrobe and radiator.

**BEDROOM THREE**

7' 6" x 6' 9" (2.29m x 2.06m) (Approx) UPVC window to front, built-in wardrobe and radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin with storage under and low level WC with concealed cistern. Partly tiled, modern heated towel rail, spotlights, extractor fan and UPVC window to rear.

**OUTSIDE**

To the front, there is block paving and gravel providing ample off road parking in front of the garage.

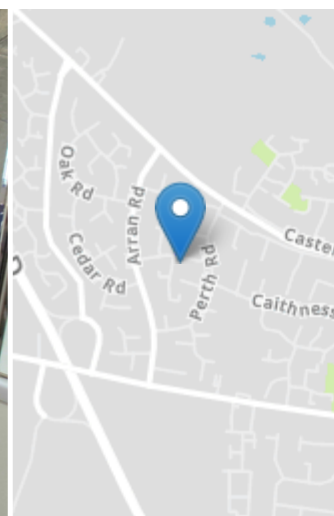
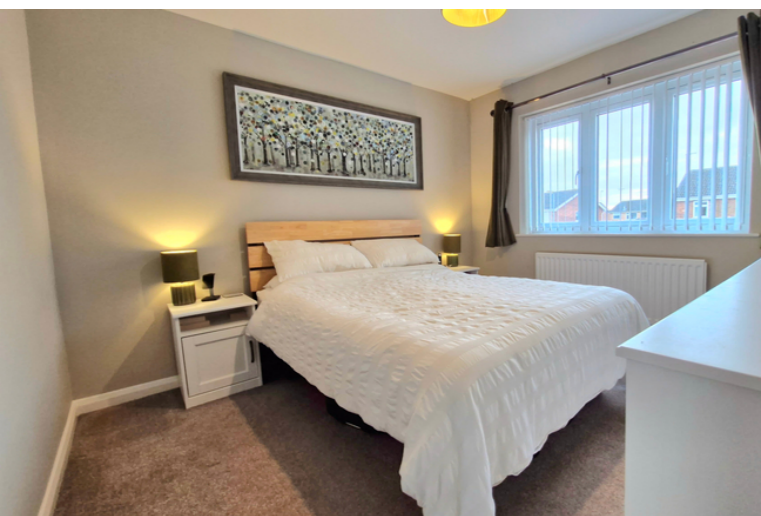
The rear garden is mainly laid to lawn, with raised decking and patio proving ample seating options.

**GARAGE**

Light and power connected, space and plumbing for a washing machine, electric roller door.

**AGENT NOTE**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 84        |
| (69-80)                                     | <b>C</b> | 71                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.