

Monday to Friday, 9.00am until 6.00pm  
Saturday, 9.00am until 4.00pm  
Sunday, Closed

OPENING HOURS



3 ST LAWRENCE WAY, TALLINGTON  
PE9 4RH

OFFERS OVER £400,000

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**F**eaturing a large rear garden backing onto open countryside, this four bedroom detached family home is situated on this highly desirable estate in Tallington, giving easy access into Stamford. With two reception rooms, this impressive home is situated just on the edge of St Lawrence Way and viewing of this property is highly advised to appreciate its superb location.

Front entrance door opening to

#### HALLWAY

With radiator and stairs leading to first floor with cupboard below.

#### CLOAKROOM

Comprising low flush WC, wash-hand basin, radiator and window to front elevation.

#### LOUNGE 14'3 x 13'10 (4.34m x 4.22m)

Featuring a walk-in bay window to front elevation, this room has a gas fire with Victorian style inset and attractive surround, radiator, further window to side elevation and TV point.

#### DINING ROOM 10' x 9' (3.05m x 2.74m)

With radiator and French doors with windows either side opening onto the rear garden.

#### KITCHEN 12' x 9'6 (3.66m x 2.90m)

With a range of wall and base units with built-in oven with hob and extractor above, plumbing for dishwasher, fridge space, work surface, wall tiling, breakfast area, radiator, window to rear elevation and door to

#### UTILITY ROOM 11' x 7' (3.35m x 2.13m)

With sink unit, plumbing for washing machine, work surface and door to side.

#### LANDING

#### BEDROOM ONE 12' x 12' (3.66m x 3.66m)

With built-in wardrobes, radiator, windows to front and side elevations and door to

#### EN-SUITE

Comprising shower cubicle, wash-hand basin, WC, radiator and window to side elevation.

#### BEDROOM TWO 10'10 x 10' (3.30m x 3.05m)

With built-in wardrobe, radiator and window to rear elevation.

#### BEDROOM THREE 11'1 x 9'5 (3.38m x 2.87m)

With radiator and window to rear elevation.

#### BEDROOM FOUR 11'7 x 6'9 (3.53m x 2.87m)

With radiator and window to front elevation.

#### BATHROOM

Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC and window to rear elevation.

#### OUTSIDE

The property is approached via a double-width driveway which leads to an integral garage with up-and-over door.

The rear garden is of an exceptionally good size and is mainly laid to lawn with well-stocked borders providing a high degree of privacy, patio area, paving, summerhouse and further gardens that open up enjoying views over meadows.

EPC RATING: D

COUNCIL TAX BAND: E (SKDC)



#### ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

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