



6 Dunlin Road, ESSENDINE, Stamford PE9 4UU

£375,000



\*\*\* VILLAGE LOCATION \*\*\* This four bedroom detached family home can be found in the village of Essendine, which is easily accessible to Stamford and Bourne. To the ground floor there are two reception rooms, kitchen, cloakroom and conservatory. On the first floor is the main bedroom with en suite, and three further bedrooms and a family bathroom. EPC Energy rating D, Council Tax Band E.

**UPVC DOOR TO:**

**ENTRANCE HALL**

Half glass panel to front. Stairs to first floor accommodation with cupboard under. Radiator, laminate floor.

**CLOAKROOM**

Fitted with a two piece suite comprising vanity unit with cupboard under and close coupled WC. Radiator, laminate floor.

**DINING ROOM**

3.94m x 2.67m (12' 11" x 8' 9") (approx) Laminate floor, radiator. UPVC double glazed window to the front.

**KITCHEN**

4.45m x 2.75m (14' 7" x 9' 0") (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over. Range style oven and induction hob with cooker hood over. Integrated dishwasher. Space for fridge / freezer, space and plumbing for washing machine and tumble dryer. Tiled floor, inset spotlights. UPVC double glazed window to the rear, UPVC double glazed door to side lobby.

**SIDE LOBBY**

Half panelling to wall, inset spotlights, laminate floor.

**LOUNGE**

4.42m x 3.42m (14' 6" x 11' 3") 4.42m x 3.42m (14' 6" x 11' 3") (approx) Feature fireplace with wooden beam and inset log burner. Radiator, coving to ceiling. UPVC double glazed doors to:

**CONSERVATORY**

3.42m x 3.38m (11' 3" x 11' 1") 3.42m x 3.38m (11' 3" x 11' 1") UPVC double glazed and brick construction. UPVC double glazed French doors to the garden.

**LANDING**

Cupboard. Doors to:

**BEDROOM ONE**

3.28m x 3.53m (10' 9" x 11' 7") (approx)UPVC double glazed bay window to the front. Radiator, ornate panelling to wall. Double doors to wardrobe.

**EN-SUITE**

Fitted with a three piece suite comprising corner shower cubicle, vanity wash hand basin and close coupled WC. Heated towel rail. UPVC double glazed frosted window to the side.

**BEDROOM TWO**

3.3m x 2.7m (10' 10" x 8' 10") (approx) UPVC double glazed window to the rear. Radiator.

**BEDROOM THREE**

2.57m x 2.51m (8' 5" x 8' 3") (approx) UPVC double glazed window to the rear. Radiator.

**BEDROOM FOUR**

3.45m x 2.58m (11' 4" x 8' 6") (approx) UPVC double glazed window to the front. Fitted wardrobes, cupboards and shelves. Radiator, coving to ceiling.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and close coupled WC. Laminate flooring, heated towel rail, part tiled. UPVC double glazed window to the rear.

**OUTSIDE**

To the front the garden is laid to lawn, a path leads to the front door. Double width driveway provides ample off road parking.

To the rear the garden is laid to lawn, enclosed by timber fencing. Paved patio, mature shrubs, wooden raised beds, further patio area with large gazebo over. Access to garage.

**DOUBLE GARAGE**

Up and over door to the front. Power and light connected and plumbing.

**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>		
(69-80)	<b>C</b>		
(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		67	80