



14 Highlands Way, Stamford, Lincolnshire PE9 2XJ

£550,000



*** IDEAL FAMILY HOME *** This three bedroom detached home is situated in the sought after location of Highlands Way, close to local amenities and schooling. It has been beautifully extended to the rear, creating a stylish open plan feel. There is also a further spacious living room with a bay fronted window. Completing the downstairs accommodation, is a utility room and a WC. Upstairs, there are three bedrooms, with one featuring another bay fronted window, and an immaculate four piece bathroom suite comprising separate bath and shower. This home has many wonderful features, including charming stained glass windows, parquet flooring with underfloor heating, bi-fold doors into the generous south facing garden, and is not to be missed. Call today to arrange your viewing and avoid disappointment. EPC Energy Rating E / Council Tax Band D.

DECORATIVE GLASS PANED DOOR TO THE FRONT.

ENTRANCE HALL

Radiator, stairs to first floor accommodation.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Heated towel rail, understair cupboard. UPVC double glazed window to the side.

LOUNGE

12' 8" into bay x 11' 0" (3.86m x 3.35m) (approx) Laminate flooring, wooden shelving. UPVC double glazed bay window to the front.

'L' SHAPE OPEN PLAN KITCHEN / DINING ROOM

22' 0" x 12' 10" (6.71m x 3.91m) (approx) Fitted with a range of eye level and base units with work top over. Oven, hob, under mount stainless steel sink and drainer with mixer tap over. Space for American style fridge / freezer . Parquet flooring with under floor heating, coving to ceiling. UPVC bi fold doors to the rear, UPVC double glazed window to the rear.

LIVING AREA

12' 0" x 14' 06" (3.66m x 4.42m) (approx) Parquet flooring . Inset spotlights.

UTILITY ROOM

Fitted with a stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine, dishwasher and tumble dryer. Inset spotlights.

LANDING

UPVC double glazed window to the side. Doors to:

BEDROOM ONE

14' 1" including wardrobes x 10' 0" (4.29m x 3.05m) (approx) UPVC double glazed window to the rear. Fitted wardrobe, radiator, coving to ceiling.

BEDROOM TWO

12' 11" x 10' 0" (3.94m x 3.05m) (approx) UPVC double glazed bay window to the front. Radiator.

BEDROOM THREE

8' 0" x 7' 1" (2.44m x 2.16m) (approx) UPVC double glazed window to the front. Radiator, cupboard.

BATHROOM

Fitted with a four piece suite comprising shower cubicle, bath, wash hand basin and WC. Tiled floor with underfloor heating. UPVC double glazed window to the side.

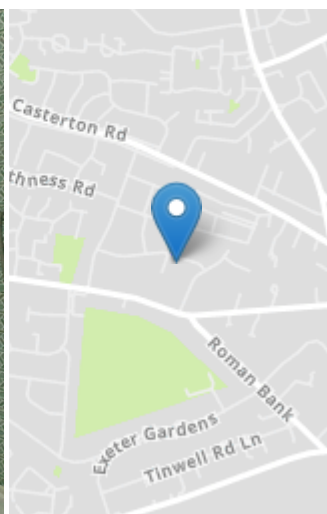
OUTSIDE

To the front, there is a driveway, providing ample off road parking. A further gravel area to the front.

To the rear, the garden is laid to lawn with paved patio, raised wooden boxes, gravel area. The garden is fully enclosed by timber fencing, gated to the front.

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+) A		84
(81-91) B		
(69-80) C		41
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC