



56b High Street, CARLBY, Stamford, Lincolnshire PE9 4LX

£600,000



*** EXECUTIVE FAMILY HOME *** Offers in excess of £600,000 are invited for this spacious four double bedroom detached family home which is set within the highly sought-after village of Carlby, offering excellent access to both Stamford and Bourne. The accommodation briefly comprises a generous entrance hall, an impressive living room with patio doors opening onto the rear garden, a separate dining room, a well-appointed kitchen diner, utility room, and a versatile ground floor shower room. To the first floor are four well proportioned double bedrooms, including a modern en-suite to the principal bedroom, alongside a contemporary family bathroom. Externally, the property benefits from a double garage with an electric roller door, a beautifully landscaped rear garden enjoying views over a paddock, and ample off road parking to the front. Council Tax Band F / EPC Energy Rating E.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Stairs to the first floor accommodation, radiator, laminate flooring, coving to the ceiling. UPVC double glazed window to the front.

LIVING ROOM

6.23m x 4.08m (20' 5" x 13' 5") (Approx) Feature fireplace, coving to the ceiling, radiator. UPVC double glazed window to the front, hardwood double glazed patio doors to the rear.

French glass panelled doors to:

DINING ROOM

3.67m x 3.06m (12' 0" x 10' 0") (Approx) UPVC double glazed window to the rear, radiator, feature alcove with lighting above, coving to the ceiling.

Door to:

KITCHEN / BREAKFAST ROOM

4.96m x 3.07m (16' 3" x 10' 1") (Approx) Fitted with a range of eye level and base units with worktop over and tiled splashbacks. Stainless steel sink with 1/2 bowl and inset drainer with swan neck mixer tap over. Double eye level oven, hob with extractor over. Integrated fridge / freezer and integrated dishwasher. Radiator, tiled flooring, coving and inset spotlights to the ceiling. UPVC double glazed window to the rear.

Door to:

UTILITY ROOM

3.95m x 2.62m (13' 0" x 8' 7") (Approx) Fitted with a range of eye level and base units with worktop over and tiled splashbacks. Stainless steel sink with inset drainer and swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Space for undercounter fridge and undercounter freezer. Tiled flooring, coving to the ceiling, boiler. UPVC double glazed window and door to the side. Personnel door into double garage.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with rainfall shower head, pedestal wash hand basin and low level WC. Laminate flooring, radiator, coving to the ceiling. UPVC double glazed window to the side.

GALLERIED LANDING

UPVC double glazed window to the front. Double fronted storage cupboard. Loft access and radiator.

PRINCIPAL BEDROOM

5.12m including built-in wardrobe x 4.62m (16' 10" x 15' 2") (Approx) UPVC double glazed window to the front. Radiator, double fronted fitted wardrobe with additional storage cupboard above.

Door to:

EN-SUITE

Fitted with a three piece suite comprising oversized walk-in shower with rainfall shower head, vanity wash hand basin and low level WC. Contemporary radiator, tiled walls, illuminated mirror. UPVC double glazed window to the side.

BEDROOM TWO

4.39m x 4.09m (14' 5" x 13' 5") (Approx) Currently utilised as a study/third reception room. Dual aspect UPVC double glazed windows to the front and rear. Two radiators.

BEDROOM THREE

4.07m x 3.09m not including built-in wardrobe (13' 4" x 10' 2") (Approx) UPVC double glazed window to the rear. Double fronted fitted wardrobes with additional storage above, radiator.

BEDROOM FOUR

3.68m x 2.74m (12' 1" x 9' 0") (Approx) UPVC double glazed window to the rear. Radiator.

FAMILY BATHROOM

Fitted with a three piece suite comprising P-shaped bath with shower over, vanity wash hand basin and low level WC. Chrome heated towel rail and tiled walls. UPVC double glazed window to the side.

DOUBLE GARAGE

5.56m x 5.01m (18' 3" x 16' 5") (Approx) Two UPVC windows to the front. Light and power connected, electric roller door.

OUTSIDE

To the front, a block paved driveway provides ample off road parking and leads to the double garage. The garden is mainly laid to lawn with mature trees, and is enclosed by low-level walling to the front, with hedging and fencing to either side. Gated side access leads through to the rear.

The rear garden is predominantly laid to lawn with well-stocked flower beds and is enclosed by timber fencing. A patio spans the width of the property, offering generous seating and entertaining space, while trellis screening discreetly conceals the oil tank. The garden enjoys attractive views to the rear, backing onto a horse paddock.

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.

