



28 Templeman Drive, CARLBY, Stamford PE9 4NQ

£485,000



\*\*\* BEAUTIFULLY PRESENTED DETACHED FAMILY HOME \*\*\* Ideally located between Stamford and Bourne, this stunning four bedroom home has been tastefully updated to create a modern, open plan kitchen / diner. With tiling flowing through from the entrance hall to the kitchen, this home has a fantastic feel. This property briefly comprises entrance hall, spacious living room with a bay window overlooking the front lawn with feature log burner, kitchen/diner, utility room, light and airy conservatory, downstairs office and WC. Upstairs, there are four bedrooms, the master with a dressing room and en-suite and a stylish family shower room. EPC Energy Rating D Council Tax Band E.



**DOOR TO:**

**ENTRANCE HALL**

Tiled flooring, stairs to first floor accommodation.

**LOUNGE**

18' 09" into bay x 11' 0" (5.71m x 3.35m) (Approx) UPVC bay window to front, UPVC windows to rear, UPVC patio door into conservatory, log burner, coving, radiators.

**OFFICE**

10' 04" x 6' 11" (3.15m x 2.11m) (Approx) UPVC window to the front, radiator.

**KITCHEN / DINER**

19' 01" x 10' 04" (5.82m x 3.15m) (Approx) Fitted with a range of eye level and base units with granite worktop over. Undermount sink with inset drainer, stainless steel mixer tap. Electric hob, oven and extractor hood over. Integrated fridge freezer, integrated dishwasher. Custom made bifold doors into conservatory.

Opening to

**UTILITY ROOM**

6' 04" x 6' 02" (1.93m x 1.88m) (Approx) Base

and eye level units with granite worktop over. Undermount sink with inset drainer, stainless steel mixer tap. UPVC door to side. Tiled flooring, plumbing for washing machine.

**CONSERVATORY**

UPVC windows, tiled flooring, UPVC patio doors to garden.

**CLOAKROOM**

6' 05" x 4' 01" (1.96m x 1.24m) (Approx) UPVC window to side. Two piece suite including hand basin and WC, tiled splashback, tiled flooring.

**GALLERY LANDING**

UPVC windows to the front, airing cupboard and loft access.

**BEDROOM ONE**

11' 03" x 10' 06" (3.43m x 3.20m) (Approx) UPVC window to rear, radiator.

Opening to

**DRESSING ROOM**

7' 03" x 5' 10" not including wardrobes (2.21m x 1.78m) (Approx) UPVC window to rear, built-in wardrobes, radiator.

**EN-SUITE**

5' 11" x 5' 10" (1.80m x 1.78m) UPVC window to side, three piece shower suite, including vessel sink with vanity unit under, oversized shower and WC. Fully tiled, spotlights and heated towel rail.

**BEDROOM TWO**

11' 01" x 9' 09" (3.38m x 2.97m) (Approx) UPVC window to rear, radiator.

**BEDROOM THREE**

10' 04" x 8' 0" (3.15m x 2.44m) (Approx) UPVC window to front, radiator.

**BEDROOM FOUR**

8' 01" x 6' 06" (2.46m x 1.98m) (Approx) UPVC window to front, radiator.

**SHOWER ROOM**

6' 11" x 6' 01" (2.11m x 1.85m) (Approx) UPVC window to side, heated towel rail, fully tiled. Three piece shower suite including an oversized double shower with rainfall showerhead and tiled recess shelving, hand basin and WC.

**OUTSIDE**

The front of the property is mainly laid to lawn, with a private driveway and parking for 2 vehicles

in front of the garage doors.. A paved walkway leads to the rear garden. Partially fenced bin store. Mature hedging.

To the rear, the garden is laid to lawn and has superb far reaching field views. There is a patio with a seating area. A further patio surrounds the conservatory, with a path leading to the rear. Mature shrubs and shed.

**DOUBLE GARAGE**

Up and over garage doors, light and power, loft access.

**AGENTS NOTE**

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

