



9b Plover Road, Essendine, Stamford, Lincolnshire PE9 4UR

£250,000



*** EXTENDED FAMILY HOME *** This three bedroom semi - detached home, has been thoughtfully extended, offering spacious living accommodation to both floors. The property comprises entrance hall, cloakroom, living / dining area, further reception room, and kitchen / breakfast room with utility area off. To the first floor, there are three bedrooms, one with ensuite, and a family bathroom. Outside, the property offers an enclosed rear garden with lawn and patio area. To the front, there is a car port with ample off road parking. EPC energy rating D - Council Tax Band B.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Radiator, laminate flooring, stairs to first floor accommodation with cupboard under.

CLOAKROOM

Fitted with a two piece suite comprising corner wash hand basin with tiled splashback and WC. Heated towel rail, laminate flooring. UPVC double glazed window to the front.

KITCHEN

13' 1" x 8' 4" (3.99m x 2.54m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with tiled splashback. Oven and hob with extractor over. Space for fridge / freezer, space and plumbing for dishwasher. Radiator. Opening to:

UTILITY AREA

8' 7" x 3' 4" (2.62m x 1.02m) (approx) Fitted with eye level cupboards. Space and plumbing for washing machine and tumble dryer. Inset spotlights. UPVC double glazed door to front car port.

LOUNGE / DINER

15' 5" x 11' 4" (4.70m x 3.45m) (approx) Fireplace with wood surround. Radiator. UPVC double glazed window to the rear, UPVC double glazed door to the garden, with UPVC double glazed full length window to the side. Sliding door to:

RECEPTION ROOM

11' 0" x 8' 8" (3.35m x 2.64m) (approx) Radiator, wall lights. UPVC double glazed French doors to the garden.

LANDING

Cupboard. Doors to:

DRESSING AREA

Dressing area with two built in wardrobes.

BEDROOM ONE

16' 2" x 8' 8" (4.93m x 2.64m) (approx) UPVC double glazed window to the front, two further UPVC double glazed windows to the side. Radiator.

EN SUITE

Fitted with a three piece suite comprising walk in shower cubicle, wash hand basin and WC. Laminate flooring, heated towel rail. UPVC double glazed window to the rear.

BEDROOM TWO

15' 5" x 8' 6" (4.70m x 2.59m) (approx) Two UPVC double glazed windows to the rear. Radiator.

BEDROOM THREE

9' 8" x 8' 4" (2.95m x 2.54m) (approx) UPVC double glazed window to the front. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC. Part tiled., heated towel rail UPVC double glazed window to the front.

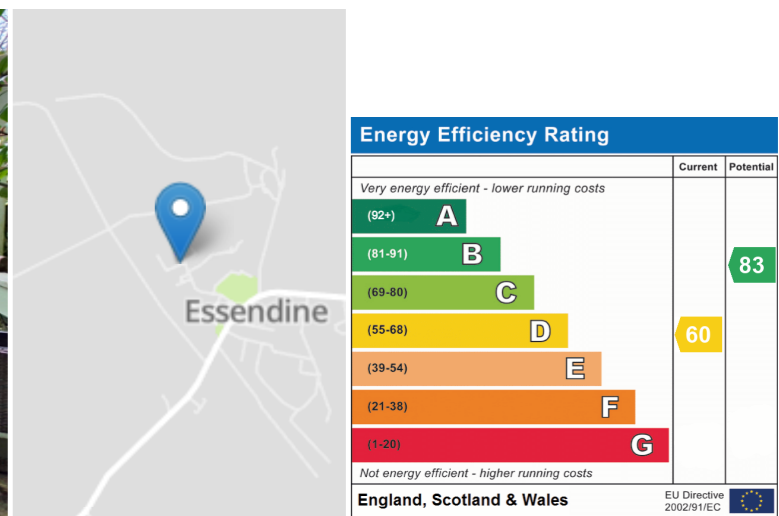
OUTSIDE

To the front, a path leads to the front door. Gravel area, driveway to the side, leads to a gravelled car port.

To the rear, the garden is laid to lawn and enclosed by timber fencing. Patio area, path to the rear. Mature shrubs and trees.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60	83

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.