



22 Dunlin Road, STAMFORD PE9 4UU

£375,000



*** EXTENDED DETACHED HOME *** This four double bedroom home is situated in the desirable village of Essendine, located just four miles from the picturesque town of Stamford and six miles from the market town of Bourne. Briefly comprising entrance hall, cloakroom, kitchen/breakfast room and 23 feet extension with full length bi-folding doors and lantern apex ceiling. Upstairs, there are four double bedrooms, with en-suite to principle, and a further family bathroom. There is an integral garage and ample off road parking to the front of the property. The low maintenance rear garden has a sunken seating area and gated access to the front. EPC Energy Rating D - Council Tax Band E.

DOOR TO:

HALLWAY

UPVC double glazed window to the front. Radiator. Stairs to first floor accommodation.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Extractor fan.

KITCHEN / BREAKFAST ROOM

16' 1" x 8' 8" (4.90m x 2.64m)(approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer and mixer tap over. Double oven, hob and extractor fan over. Integrated fridge / freezer, washing machine. UPVC double glazed window to the front, door to the side.

OPEN PLAN LIVING / DINING SPACE

23' 7" x 23' 7" (7.19m x 7.19m) (approx) Engineered hardwood flooring, inset spotlights, clear view log burner. Aluminium bi-folding doors to the garden.

LANDING

Airing cupboard, loft access. Doors to:

BEDROOM ONE

15' 4" x 10' 1" (4.67m x 3.07m) (approx) Three UPVC double glazed windows to the front. Radiator. Door to:

EN SUITE

Fitted with a three piece suite comprising shower, combination wash hand basin and WC. Heated towel rail. UPVC double glazed window to the side

BEDROOM TWO

11' 2" x 8' 4" (3.40m x 2.54m) (approx) UPVC double glazed window to the front. Radiator.

BEDROOM THREE

10' 9" x 8' 5" (3.28m x 2.57m) (approx) UPVC double glazed window to the rear. Laminate floor, radiator.

BEDROOM FOUR

10' 8" x 8' 5" (3.25m x 2.57m) (approx) UPVC double glazed window to the rear. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, combined concealed vanity wash hand basin and WC. Chrome heated towel rail. UPVC double glazed window to the rear.

OUTSIDE

To the front, there is a driveway, gravelled area, and paving to the front of the property.

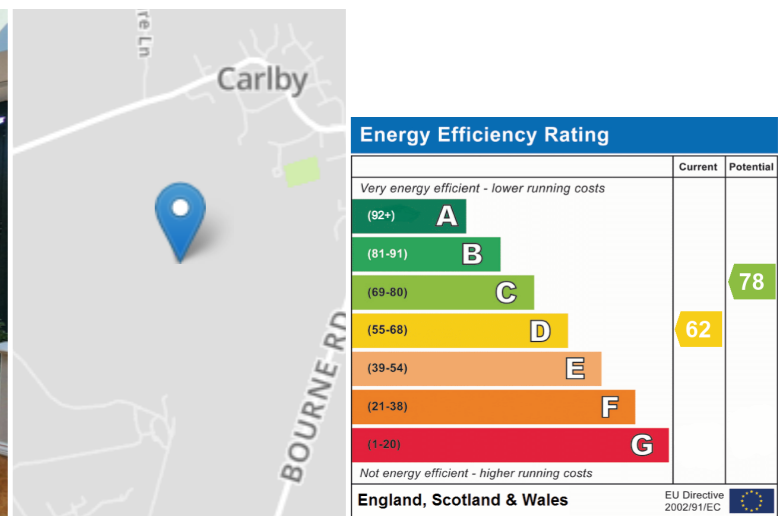
To the rear, the garden has high quality artificial grass enclosed by timber fencing, gated to the front. A patio area, with further sunken patio edged with contemporary sleepers.

GARAGE

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

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.



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.