



GROUND FLOOR

1ST FLOOR


19 Dunlin Road, Essendine, Stamford, Lincolnshire PE9 4UU
£325,000


*** EXTENDED FAMILY HOME *** This four bedroom property benefits from a stunning open plan kitchen/diner with bi-folding doors into a snug, with French doors to the garden from both the dining area and the snug. There is a good size additional room to the ground floor, which is currently being used as a boot room, office and utility. It features a downstairs shower room and its own entrance door to the front, which has the potential to be turned into an annexe, subject to the relevant permissions. There is a further bay fronted lounge, completing the downstairs accommodation. Upstairs, there are four good sized bedrooms, with built-in wardrobes to bedrooms one and two, and a modern family bathroom. Externally, there is ample off road parking for multiple vehicles, and a spacious rear garden, with views overlooking the fields. Council Tax Band B / EPC Energy Rating D.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH

Door to:

HALLWAY

Radiator. Stairs to first floor accommodation.

LOUNGE

13' 1" x 11' 4" (3.99m x 3.45m) (approx)
Radiator. UPVC double glazed bay window to the front. Door to:

KITCHEN

14' 7" x 10' 8" (4.45m x 3.25m) (approx)
Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over. Oven and hob with cooker hood over. Integrated fridge / freezer, additional integrated freezer and dishwasher. Wooden floor, cupboard. Door to utility room. Opening to:

DINING ROOM

9' 8" x 8' 7" (2.95m x 2.62m) (approx)
Radiator, wooden floor, skylights. UPVC double glazed patio doors to the garden. Bi folding doors to:

SNUG

12' 0" x 8' 7" (3.66m x 2.62m) (approx)
Radiator, wooden floor. UPVC double glazed patio doors to the rear garden. Door to:

UTILITY / BOOT ROOM / OFFICE

Tiled flooring, radiator. Space and plumbing for washing machine and tumble dryer. UPVC double glazed window and door to the front.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and concealed cistern WC. Heated towel rail, extractor fan.

LANDING

Airing cupboard, loft access.

BEDROOM ONE

14' 7" x 11' 5" (4.45m x 3.48m) (approx)
Two UPVC double glazed windows to the front. Built in wardrobe, radiator.

BEDROOM FOUR

8' 5" x 7' 4" (2.57m x 2.24m) (approx)
UPVC double glazed window to the rear. Radiator.

BATHROOM

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

INNER HALLWAY

Built in double linen cupboard.

BEDROOM TWO

12' 1" x 7' 9" (3.68m x 2.36m) (approx)

UPVC double glazed window to the front. Built in wardrobe, radiator.

BEDROOM THREE

12' 1" x 7' 9" (3.68m x 2.36m) (approx)
UPVC double glazed window to the rear. Radiator.

OUTSIDE

To the front, a block paved driveway provides ample off road parking.

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

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.

