



24 Templeman Drive, CARLBY, Stamford, Lincolnshire PE9 4NQ £325,000



\*\*\* VILLAGE LOCATION \*\*\* This three bedroom link detached home is immaculately presented and situated in the desirable village of Carlby. Briefly comprising entrance hall, cloakroom, spacious lounge with bay fronted window, kitchen/diner and utility room. Upstairs, there are three double bedrooms, with en-suite to principle, and a further family bathroom. Additionally, there is a beautifully landscaped rear garden, off road parking and an integral garage. EPC Energy Rating D - Council Tax Band D.

**ENTRANCE HALL**

Understair cupboard, tiled flooring, radiator.

**CLOAKROOM**

Fitted with a two piece suite comprising vanity hand basin with tiled splashback and low level WC. Tiled flooring.

**LOUNGE**

13' 3" into bay x 11' 0" (4.04m x 3.35m) (Approx) UPVC bay window to front and UPVC window to side, radiator, coving to ceiling.

**KITCHEN/DINER**

19' 1" x 8' 7" (5.82m x 2.62m) (Approx) Fitted with a range of eye level and base units with worktop over. Oven, hob and extractor fan over. Stainless steel sink with half bowl and drainer with mixer tap over and water softener tap. Space and plumbing for dishwasher and undercounter fridge/freezer. Inset spotlights and radiator. UPVC window and sliding doors to rear.

Opening to:

**UTILITY ROOM**

5' 9" x 4' 7" (1.75m x 1.40m) (Approx) Wall mounted boiler, space and plumbing for washing machine, space for fridge/freezer. UPVC door to side.

**LANDING**

Airing cupboard.

**BEDROOM ONE**

13' 2" x 11' 4" (4.01m x 3.45m) (Approx) Two UPVC windows, radiator and built-in wardrobe with sliding doors.

**EN-SUITE**

Fitted with a three piece suite comprising corner shower cubicle, contemporary countertop hand basin and low level WC. Partly tiled, chrome heated towel rail. UPVC window to side.

**BEDROOM TWO**

10' 3" x 9' 0" not including wardrobe (3.12m x 2.74m) (Approx) UPVC window to rear, panelling to wall, radiator and built-in wardrobe with sliding doors.

**BEDROOM THREE**

8' 7" max x 8' 6" max (2.62m x 2.59m) (Approx) UPVC window to rear, radiator and loft access.

**BATHROOM**

Three piece suite comprising bath with shower above, vanity hand basin and low level WC. Radiator, partly tiled and inset spotlights. UPVC window to the front.

**OUTSIDE**

To the front, there is mature shrubbery and off road parking in front of the single garage. There is a path leading from pavement to front door.

To the rear, the landscaped garden is mainly laid to lawn with raised decking area, patio seating area with pergola above, stepping stones leading to end of garden, raised garden bed with sleeper borders. Side gated access to the front and personnel door into garage.

**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+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 58      | 81        |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |