



18 Bluebell Road, STAMFORD PE9 4BX

£325,000



*** WELL PRESENTED AND MAINTAINED *** This detached home benefits from three reception rooms, one of which can easily be used as another bedroom, if needed. To the ground floor, there is an entrance porch, cloakroom, spacious lounge, a good sized dining room, reception room, kitchen and utility space which leads to the rear garden. To the first floor, there are three bedrooms, and a bathroom completes the living space. There is a large gravelled area to the front of the property, providing ample parking. EPC energy rating D - Council Tax Band C.

UPVC DOUBLE GLAZED DOOR TO:
ENTRANCE PORCH

Radiator. Door to:

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. UPVC double glazed window to the front.

LOUNGE

16' 3" max x 13' 7" max(4.95m x 4.14m) Two radiators, coving to ceiling. Stairs to first floor accommodation. UPVC double glazed window to the front. Door to:

DINING ROOM / BEDROOM

9' 6" x 7' 8" (2.90m x 2.34m) (approx) Radiator, coving to ceiling. UPVC double glazed window to the rear.

KITCHEN

9' 4" x 7' 9" (2.84m x 2.36m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer, space for cooker and hob with extractor fan over. Space and plumbing for washing machine and tumble dryer. Coving to ceiling. UPVC double glazed window to the rear. Door to:

LEAN TO:

UPVC double glazed window to the rear and side. UPVC double glazed door to the side. Radiator.

RECEPTION ROOM

16' 3" x 9' 4" (4.95m x 2.84m) Radiator, coving to ceiling, loft hatch. UPVC double glazed window to the front.

LANDING

Doors to:

BEDROOM ONE

11' 9" x 8' 1" (3.58m x 2.46m) (approx) UPVC double glazed window to the front, radiator, coving to ceiling.

BEDROOM TWO

11' 5" x 9' 5" (3.48m x 2.87m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

BEDROOM THREE

8' 7" x 7' 3" (2.62m x 2.21m) (approx) UPVC double glazed window to the front. Radiator.

BATHROOM

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

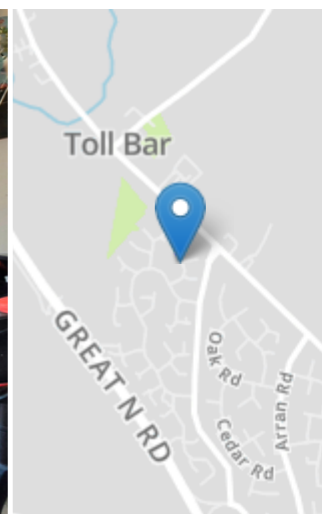
OUTSIDE

To the front, a gravel driveway providing ample off road parking.

To the rear, the garden has artificial grass and enclosed by timber fencing. Patio area with lean-to pergola (with roof) over.

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		
	68	83