



14 Collins Avenue, STAMFORD PE9 1FH

£465,000



*** IMMACULATELY PRESENTED *** This four bedroom detached property would make a fantastic family home and has been tastefully updated throughout. Downstairs comprises entrance hall, bay fronted dining room, cloakroom, spacious lounge, further reception room with skylights, refitted kitchen and utility room. All downstairs flooring is engineered oak. Upstairs, there are four good sized bedrooms, with an en-suite and built-in wardrobes to principle, and a modern family bathroom. This home also benefits from off road parking, garage, good size garden and overlooks a green space. EPC Energy Rating C / Council Tax Band D.

ENTRANCE HALL

UPVC window to front, stairs to first floor accommodation, radiator.

DINING ROOM

12' 3" into bay x 8' 5" (3.73m x 2.57m) (Approx) UPVC bay window to front, radiator.

LOUNGE

14' 4" x 12' 0" (4.37m x 3.66m) (Approx) UPVC sliding doors to reception room, radiator, feature fireplace.

RECEPTION ROOM

14' 4" x 8' 2" (4.37m x 2.49m) (Approx) UPVC windows to sides and rear, underfloor heating, downlights, skylights, UPVC French doors into garden.

KITCHEN

9' 5" x 9' 0" (2.87m x 2.74m) (Approx) Fitted with a range of base and eye level units with Quartz worktops over. Integrated fridge/freezer, microwave and dishwasher. Oven, hob and extractor fan over. Partly tiled, UPVC window to rear. Undermount sink with stainless steel swan neck mixer tap and inset drainer. Modern radiator.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop over. Partly tiled, space and plumbing for washing machine. Undermount sink with stainless steel swan neck tap over and inset drainer. Radiator.

CLOAKROOM

Two piece suite comprising wash hand basin and low level WC. Partly tiled, modern radiator.

LANDING

Loft access and airing cupboard.

BEDROOM ONE

11' 6" not including wardrobes x 10' 4" (3.51m x 3.15m) (Approx) Built-in wardrobes, radiator and UPVC window to front.

EN-SUITE

Fitted with a three piece comprising oversized shower cubicle, vanity wash hand unit with concealed cistern for low level WC. UPVC window to side, partly tiled. Chrome heated towel rail.

BEDROOM TWO

10' 8" x 8' 9" (3.25m x 2.67m) (Approx) UPVC window to rear, radiator.

BEDROOM THREE

10' 8" x 8' 3" (3.25m x 2.51m) (Approx) UPVC window to rear, radiator.

BEDROOM FOUR

9' 9" x 8' 3" (2.97m x 2.51m) (Approx) UPVC window to front, radiator.

BATHROOM

Fitted with a three piece suite comprising bath with rainfall shower over, low level WC and vanity wash hand basin. Partly tiled, chrome heated towel rail and UPVC window to the rear.

OUTSIDE

To the front, the block paved driveway provides off road parking for multiple vehicles. The property overlooks a green space.

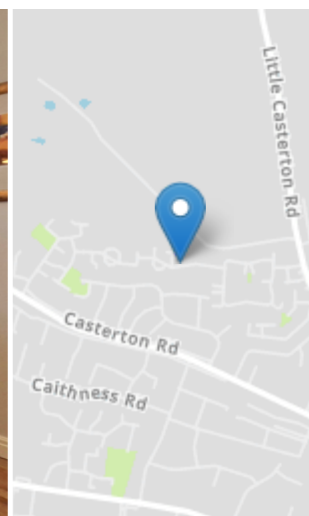
To the rear, the garden is mainly laid to lawn and is enclosed by timber fencing. There is patio and decking areas providing seating options. There is access to the front and a storage shed to the side of the property.

GARAGE

Up and over door, light and power 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.

| 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 | | |

EU Directive 2002/91/EC