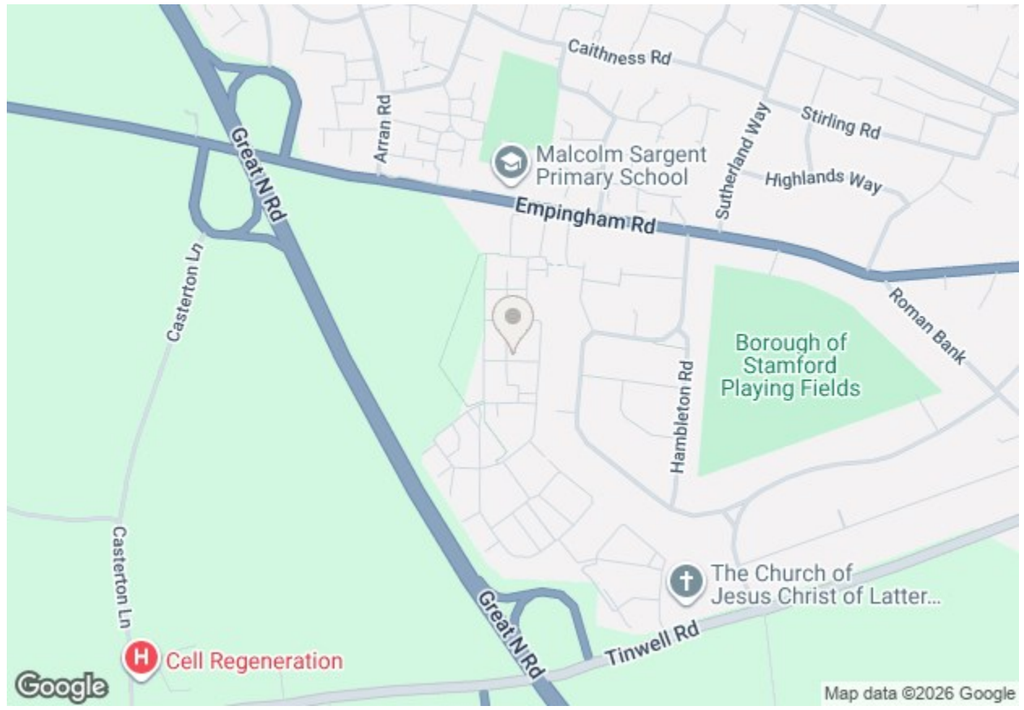
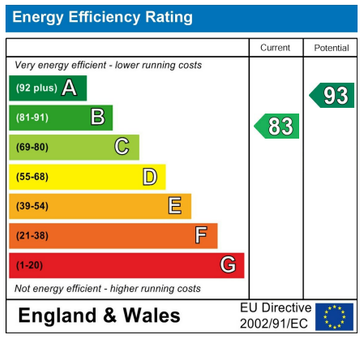
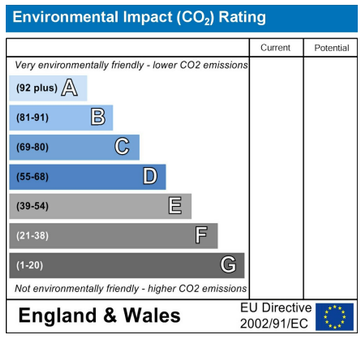
Sowden Wallis
Estate Agents









9 Wheatsheaf Way, Stamford, PE9 2WS

Beautifully presented throughout, this modern three-bedroom detached family home offers spacious and well-planned accommodation, ideally suited to contemporary family living. Offered to the market with NO CHAIN, the property also benefits from an impressive EPC rating of B, combining modern comfort with excellent energy efficiency.

The welcoming entrance hall creates an immediate sense of space and is complemented by a convenient ground floor cloakroom. At the heart of the home is a spacious kitchen diner, providing an excellent hub for everyday family life and entertaining, while the generous dual-aspect sitting room is flooded with natural light and offers a superb space for relaxation.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom with a stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Further benefits include full fibre broadband (FTTP), ideal for modern home working and streaming, together with a Tado smart heating system featuring remote-controlled heating and individual radiator thermostats, allowing the central heating to be managed conveniently from anywhere.

Externally, the property enjoys an enclosed walled rear garden, providing a private and secure outdoor space ideal for dining, entertaining and family enjoyment. A driveway provides off-street parking and leads to a single garage, offering additional storage and parking.

Combining spacious accommodation, modern finishes and an energy-efficient design, this superb family home enjoys a highly desirable setting and is ready to move straight into.

Viewing is highly recommended to fully appreciate the quality, accommodation and outside space on offer. Offered with NO CHAIN.

Asking Price £450,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Modern detached family home
- Spacious kitchen diner
- Coner plot
- Off street parking & garage
- Council Tax Band - D
- Three double bedrooms
- Principal bedroom with-en-suite
- Gas fired central heating
- NO CHAIN
- EPC - B








ACCOMMODATION:

Entrance Hall
3.81m x 1.55m (12'6 x 5'1)

Kitchen/Diner
3.58m x 4.72m (11'9 x 15'6)

Downstairs W/C
2.03m x 1.02m (6'8 x 3'4)

Lounge
5.31m x 3.56m (17'5 x 11'8)

Landing

Principal Bedroom
3.56m x 3.40m (11'8 x 11'2)

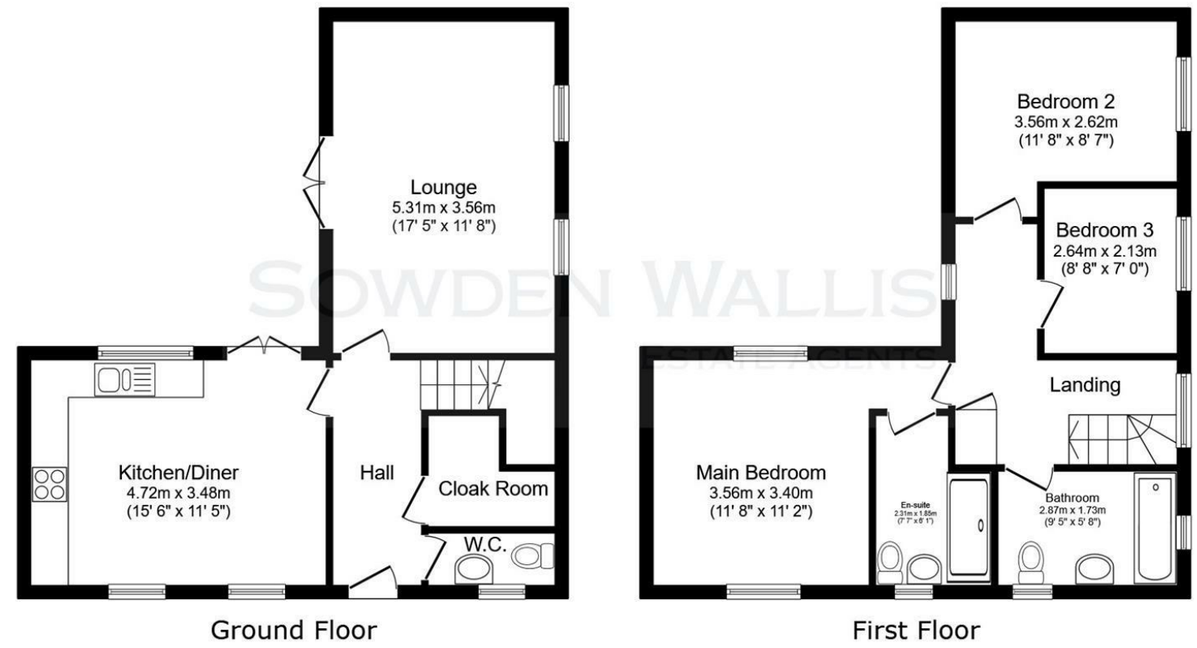
En-suite
2.31m x 1.85m (7'7 x 6'1)

Main Bathroom
2.87m x 1.73m (9'5 x 5'8)

Bedroom Two
3.56m x 2.62m (11'8 x 8'7)

Bedroom Three
2.64m x 2.24m (8'8 x 7'4)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io