

8 Darwin Close, Stamford, PE9 1JL

Situated within a cul-de-sac location, this three double bedroom home offers spacious and well-balanced accommodation, and is available with NO CHAIN.

The property features a generous sitting room with patio doors opening onto the rear garden, creating a bright and welcoming living space, along with a well-proportioned breakfast kitchen ideal for everyday dining. Upstairs, there are three double bedrooms served by a modern shower room.

Further benefits include uPVC double glazing and gas fired central heating, ensuring comfort and efficiency throughout.

Externally, the property offers off-street parking leading to an integral garage, while to the rear there is an enclosed patio and lawn garden, providing an attractive outdoor space for relaxing and entertaining.

A well-positioned home with spacious accommodation and excellent potential, ideal for a range of buyers.

Asking Price £249,995 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

- Cul-de-sac location
- Generous sitting room
- uPVC double glazing
- Off street parking & integral garage
- EPC -

- Three double bedrooms
- Breakfast kitchen
- Gas fired central heating
- Council Tax Band - B
- NO CHAIN



ACCOMMODATION:

Entrance Hall
3.28m x 1.70m (10'9 x 5'7)

Sitting Room
4.24m x 3.30m (13'11 x 10'10)

Breakfast Kitchen
3.25m x 3.02m (10'8 x 9'11)

Landing
4.57m x 1.73m max (15' x 5'8 max)

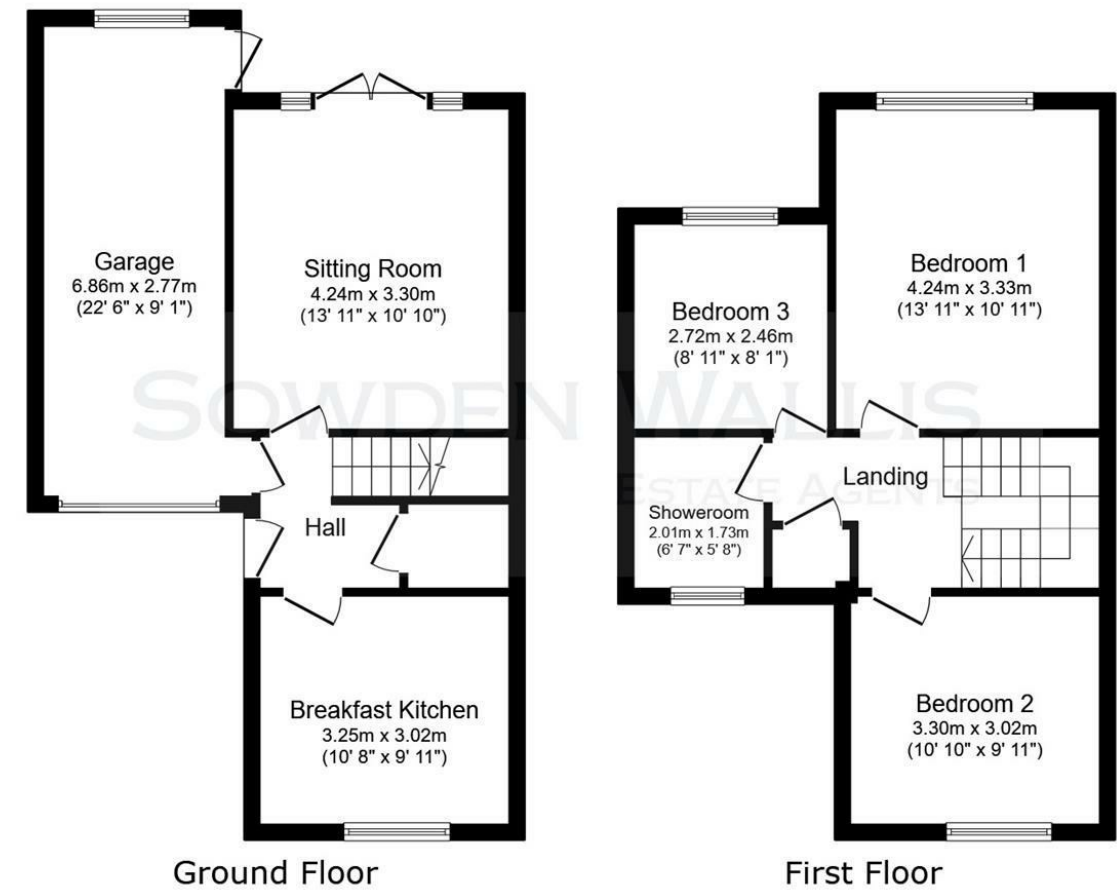
Principal Bedroom
4.24m x 3.33m (13'11 x 10'11)

Bedroom Two
3.30m x 3.02m (10'10 x 9'11)

Bedroom Three
2.72m x 2.46m (8'11 x 8'1)

Shower Room
2.01m x 1.73m (6'7 x 5'8)

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