

## The Bungalow Greatford Road, Uffington, Stamford, PE9 4SP

Occupying a good-sized plot on the edge of the village and enjoying open field views, this three bedroom detached bungalow offers an excellent opportunity for buyers seeking a property with scope to modernise and improve. The home is offered with NO CHAIN and presents significant potential to enhance or extend, subject to the necessary planning permissions.

The accommodation includes a spacious sitting room, kitchen, three bedrooms and a bathroom, providing well-proportioned living space that can be adapted to suit a range of needs.

Externally, the property sits within a generous plot with gardens surrounding the bungalow, offering plenty of space for landscaping or further development potential. A standout feature is the large double garage, which benefits from a vehicle inspection pit, making it particularly appealing for car enthusiasts or those requiring workshop space.

The property currently benefits from electric heating and enjoys a peaceful position while still providing easy access to Stamford and the surrounding countryside.

A rare opportunity to acquire a bungalow with excellent potential in an attractive edge-of-village setting, early viewing is recommended to appreciate the plot, outlook and possibilities on offer.

**Guide Price £550,000 Freehold**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.

- Detached bungalow
- Field views
- Modernisation required
- Electric heating
- Driveway to front, with a rear lawn garden

- Set on a generous plot
- Three bedrooms
- Ample potential subject to planning
- Spacious Double Garage
- Council Tax Band - D, EPC - TBC, NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
4.85m x 3.63m (15'11" x 11'11")

**Dining Room**  
3.63m x 2.41m (11'11" x 7'11")

**Breakfast Kitchen**  
5.82m max x 3.40m max, 2.59m min (19'1" max x 11'2" max, 8'6" min)

**Rear Entrance Hall**

**Cloakroom**  
1.78m x 1.60m (5'10" x 5'3")

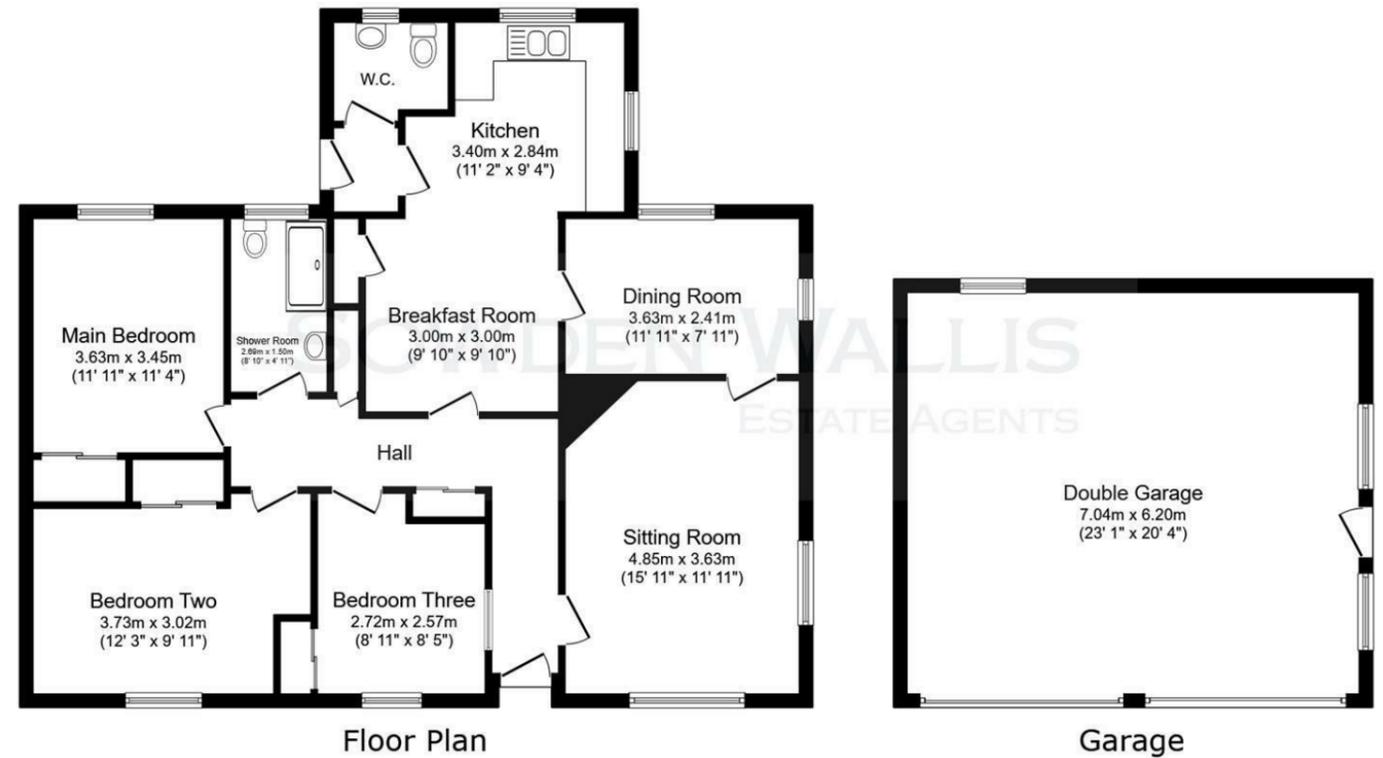
**Main Bedroom**  
3.63m x 3.45m (11'11" x 11'4")

**Bedroom Two**  
3.73m x 3.02m (12'3" x 9'11")

**Bedroom Three**  
2.72m x 2.57m (8'11" x 8'5")

**Shower Room**  
2.69m x 1.50m (8'10" x 4'11")

**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