



5 Main Street, Braceborough, Stamford, PE9 4NT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	52	
(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.

This detached family home is located in a charming village location with field views and set on approx 0.25 acre plot. The property has versatile accommodation with three reception rooms, four bedrooms on the first floor and a fifth bedroom/fourth reception room with shower room on the ground floor.

There is plenty of potential subject to planning, the property does require some modernisation and provides easy access to Stamford, Bourne and Market Deeping.

The accommodation comprises: - Entrance hall, sitting room, dining room, kitchen, boiler room, w/c, utility room, study, fifth bedroom, shower room, landing, four bedrooms and a family bathroom.

There is a long driveway, with a right of access at the start, that provides ample off street parking and has a spacious triple garage. To the rear is a well presented, private, west facing patio and lawn garden with field views.

NO CHAIN

Guide Price £525,000 Freehold

- Set on approx 0.25 acre plot
- Detached family home
- Three reception rooms
- Oil fired central heating
- Council Tax Band - F, EPC - E, NO CHAIN



- Field views
- Four/five bedrooms
- Plenty of potential subject to planning
- Ample off street parking & triple garage
- Single storey was underpinned 15 years ago.

ACCOMMODATION:

Entrance Hall	Play Room/Bedroom Five 5.64m x 4.19m (18'6" x 13'9")
Sitting Room	Stairs and landing
5.18m x 4.57m (17' x 15')	Main Bedroom 3.89m x 3.51m (12'9" x 11'6")
Dining Room	Bedroom Two 4.55m x 3.00m (14'11" x 9'10")
5.21m x 4.57m (17'1 x 15'0")	Bedroom Three 4.60m x 2.97m (15'1 x 9'9")
Kitchen	Bedroom Four 2.92m x 2.08m (9'7" x 6'10")
3.86m x 2.51m (12'8" x 8'3")	Bathroom 2.08m x 1.96m (6'10 x 6'5")
Boiler Room	Triple Garage 11.76m max, 5.46m min x 10.06m max, 5.38m min (38'7 max, 17'11 min x 33' max, 17'8 min)
2.21m x 0.81m (7'3 x 2'8")	
WC	
1.50m x 0.81m (4'11 x 2'8")	
Utility Room	
4.55m x 1.78m (14'11 x 5'10")	
Shower Room	
2.26m x 1.78m (7'5 x 5'10")	
Study	
3.43m x 2.74m (11'3 x 9'")	

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