

17 Stowe Road, Stamford, PE9 4PS

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		45	65
(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	

Nestled in the charming village of Greatford, this delightful semi detached house offers a perfect blend of modern comfort and picturesque surroundings. The house boasts three well-proportioned bedrooms, making it suitable for small families, couples, or individuals seeking extra space. The newly fitted kitchen adds a contemporary touch, ensuring that you can enjoy the convenience of modern living from the moment you move in.

One of the standout features of this home is its stunning location, positioned on a corner plot surrounded by countryside. The gardens are extensive, offering a range of seating areas, grassed space, shed, greenhouse and a large driveway.

Conveniently situated close to Stamford, residents will benefit from easy access to a range of local amenities, including shops, schools, and recreational facilities. This charming house in Greatford presents an excellent opportunity for anyone looking to enjoy a peaceful lifestyle in a desirable location.

£1,100 PCM

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.

- Three bedroom semi detached
- Refitted modern kitchen
- Parking for multiple vehicles
- EPC: E Council Tax: C

- Three reception rooms
- Generous plot with shed and greenhouse
- Picturesque village location
- Holding deposit: £253 Deposit: £1269



ACCOMMODATION:

Porch

Entrance Hallway

Living Room
3.43m x 3.96m (11'3 x 13)

Dining Room
4.27m x 2.72m (14 x 8'11)

Kitchen
3.96m x 2.18m (13 x 7'2)

Shower Room
2.06m x 1.65m (6'9 x 5'5)

Conservatory
4.17m x 2.11m (13'8 x 6'11)

Bedroom 1
4.29m x 2.69m (14'1 x 8'10)

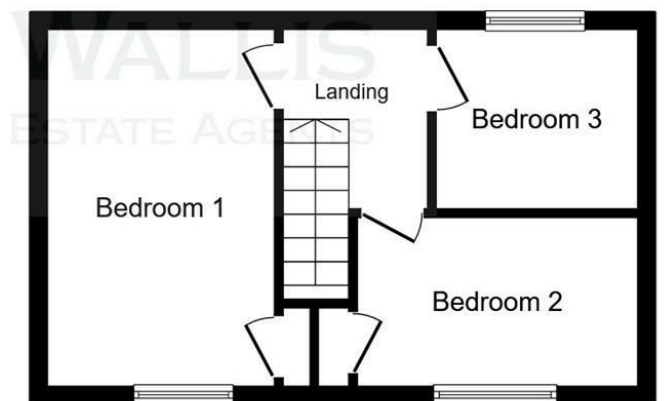
Bedroom 2
3.40m x 2.11m (11'2 x 6'11)

Bedroom 3
2.41m x 2.08m (7'11 x 6'10)

FLOOR PLAN:



Ground Floor



First Floor

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