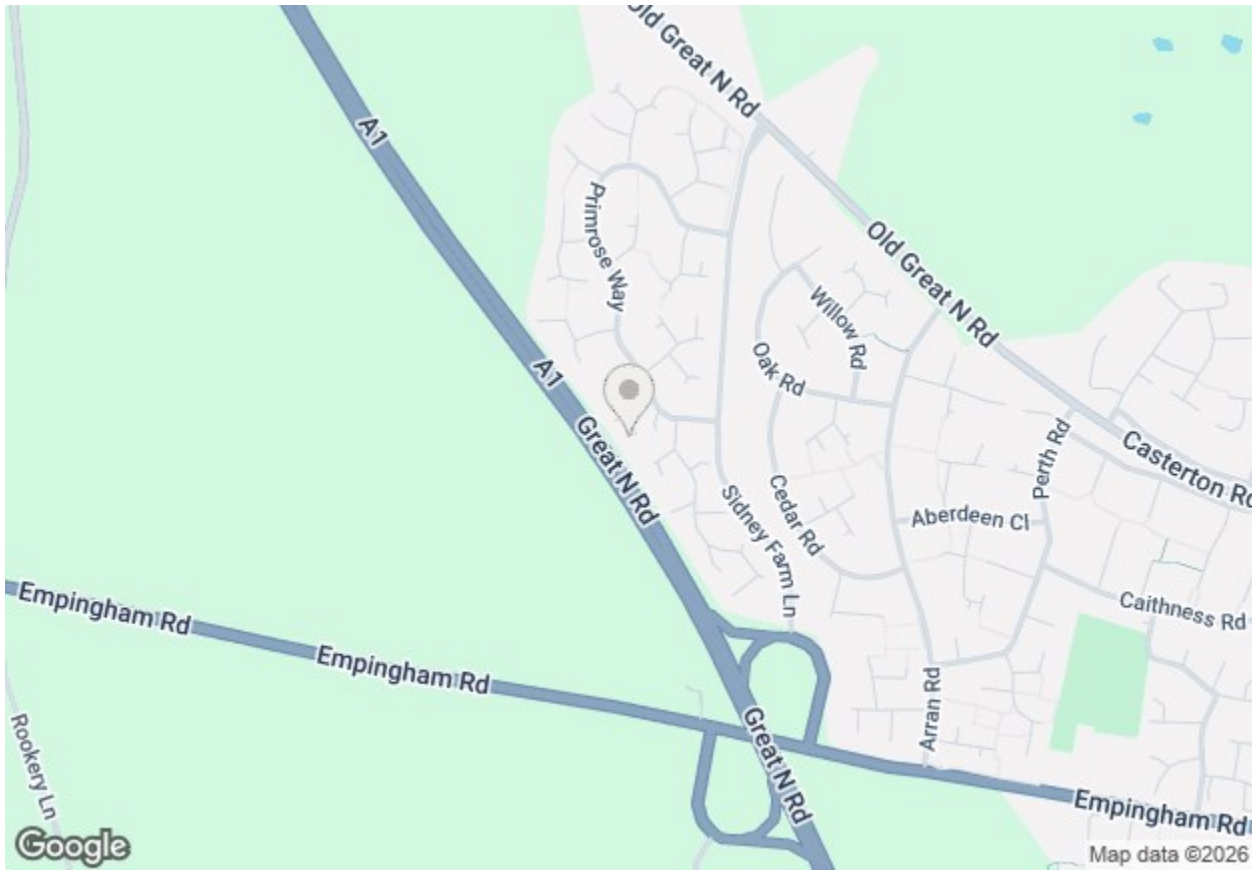




4 Marigold Close, Stamford, PE9 2WJ

Set within a private cul-de-sac on the northern edge of Stamford, this extended detached home is immaculately presented throughout and offers spacious, versatile accommodation ideal for modern family living.

The property is entered via a welcoming hallway with useful storage, leading through to a generous sitting room. To the rear, a contemporary kitchen breakfast room provides a practical and stylish space, complemented by a separate utility room and ground floor WC. An opening from the kitchen leads into an extended family and dining area, creating an excellent open and sociable layout, with French doors opening onto the rear garden and internal access to the garage.

Upstairs, there are three well-proportioned double bedrooms, including a principal bedroom with a modern refitted en-suite shower room, alongside a stylish family bathroom, both finished to a high standard.

Externally, the front of the property offers a driveway providing off-street parking for multiple vehicles, leading to an integral single garage. The rear garden has been thoughtfully improved and landscaped by the current owners, now featuring a paved seating area, lawn, and well-stocked borders, creating an attractive and usable outdoor space.

A superbly maintained and upgraded home in a desirable location, offering easy access to Stamford's town centre, local schooling, and transport links.

Asking Price £375,000 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	73	77
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.

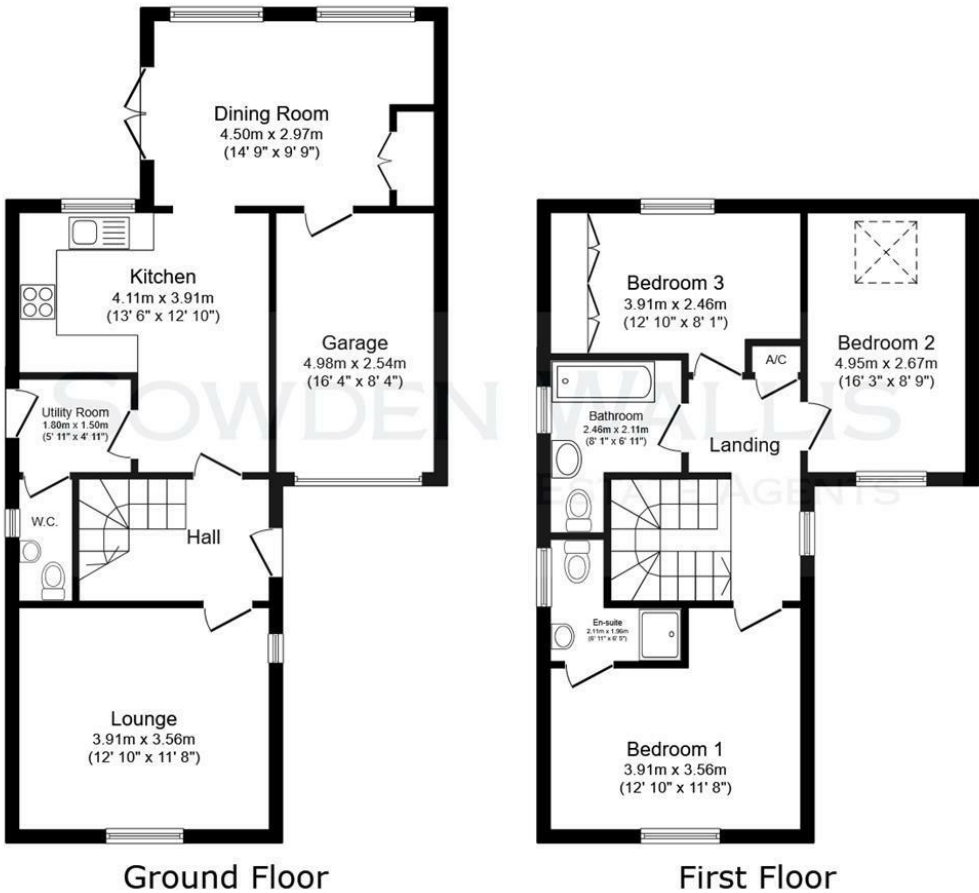
- Extended detached family home
- Two reception rooms
- Main bedroom with en-suite
- Cul-de-sac location
- Council Tax Band - D, EPC - TBC
- Three Double Bedrooms
- Immaculately presented throughout
- Gas fired central heating boiler
- Off street parking & integral garage



ACCOMMODATION:

- Entrance Hall**
2.90m max x 1.96m (9'6 max x 6'5)
- Sitting Room**
3.91m x 3.56m (12'10 x 11'8)
- Kitchen**
3.91m x 1.80m (12'10 x 5'11)
- Utility Room**
1.80m x 1.50m (5'11 x 4'11)
- Cloakroom**
1.96m x 0.86m (6'5 x 2'10)
- Dining/Garden Room**
4.50m x 2.97m (14'9 x 9'9)
- Landing**
- Main Bedroom**
3.91m x 3.56m max, 2.69m min (12'10 x 11'8 max, 8'10 min)
- En-suite**
2.11m max x 1.96m max (6'11 max x 6'5 max)
- Bedroom Two**
4.95m x 2.67m (16'3 x 8'9)
- Bedroom Three**
3.91m x 2.46m (12'10 x 8'1)
- Family Bathroom**
2.72m x 2.46m (8'11 x 8'1)
- Garage**
4.98m x 2.54m (16'4 x 8'4)

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