



**85 Main Road, Collyweston, Stamford, PE9 3PQ**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

A beautifully presented stone built family home built in 2013, within the village of Collyweston. The accommodation is set over three floors briefly comprising:- Entrance hall, large kitchen / family room, dining room, living room, study, cloakroom. To the first and second floor there are six double bedrooms with three en-suites and a family bathroom. The property also benefits from a double garage and good sized garden with beautiful views over fields.

The home is entered into a large open hallway with wooden flooring and access to the ground floor accommodation which is provided with underfloor heating. A formal dining room & playroom/study sits to the front of the property. The main living room sits to the rear and benefiting from open fireplace with exposed brickwork, double doors onto the patio area and windows overlooking the garden. A large kitchen/family room offers double doors onto the large patio area and garden beyond. The kitchen area is fitted with a range of base and wall units with Granite work surfaces over, space for range style cooker while integrated appliances include: dishwasher, fridge / freezer, microwave and wine cooler. A matching central island with stools offers further family/dining space with room for a large dining table to the kitchen. The utility offers a separate sink, space for tumble dryer and plumbing for washing machine.

To the first floor landing doors lead to four double bedrooms and family bathroom with the main bedroom being to the rear benefiting from a Juliet balcony overlooking the rear garden and countryside, built in wardrobes and en-suite shower room including double shower cubicle and double sink. Bedroom two is to the front of the property with two skylights and window to the front and en-suite shower room. A further two double bedrooms are on the first floor landing and a four piece family bathroom. To the second floor there are two double bedrooms and an en-suite.

**£3,250 PCM**

- Large family home
- Six bedrooms
- Three reception rooms
- Double garage with electric doors
- Council Tax: G EPC: B
- Popular village location
- Views over fields to the rear
- Spacious Family kitchen
- South East facing rear garden
- Holding deposit: £750 Deposit: £3750



## ACCOMMODATION:

<b>Entrance Hall</b>	
<b>Dining Room/ Library</b>	8.28m x 3.94m (27'2" x 12'11")
	4.17m x 3.76m (13'8" x 12'4")
<b>Playroom/ Study</b>	
	3.51m x 3.94m (11'6" x 12'11")
<b>Sitting Room</b>	
	5.21m x 5.13m (17'1" x 16'10")
<b>Kitchen Diner</b>	
	7.90m x 5.44m (25'11" x 17'10" )
<b>Utility</b>	
	1.78m x 2.82m (5'10" x 9'3" )
<b>WC</b>	
	1.78m x 1.17m (5'10" x 3'10" )
<b>Master Bedroom</b>	
	7.19m x 4.90m (23'7" x 16'1")
<b>Ensuite</b>	
	2.87m x 1.80m (9'5" x 5'11")

## FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.