



7 Empingham Road, Stamford, Lincolnshire, PE9 2RH

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	
	80
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	

Set within walking distance of the town centre, this two double bedroom detached bungalow comes with a dual aspect sitting room, conservatory off the dining room and a Master bedroom with dressing area. The property is presented to a high standard through out and comes with off street parking and a garage to the rear.

The accommodation comprises: - Entrance porch, hallway, sitting room, dining room, conservatory, kitchen, Master bedroom with dressing area, Guest bedroom, bathroom and external utility room.

There is low maintenance gardens to both the front and rear, as well as gated off street parking and a spacious single garage.

NO CHAIN

Guide price £450,000 Freehold

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.

- Walking distance to the town centre
- Parking & garage to the rear
- Further double bedroom
- Conservatory set off the dining room
- Low maintenance gardens to front & rear

- Detached bungalow
- Master bedroom with dressing area
- Dual aspect sitting room
- Gas fired central heating
- NO CHAIN, Council Tax Band -D, EPC - D



ACCOMMODATION:

Entrance Porch

Hallway

Sitting Room

5.13m x 3.76m (16'10 x 12'4)

Dining Room

2.72m x 2.67m (8'11 x 8'9)

Conservatory

2.59m x 1.55m (8'6 x 5'1)

Kitchen

3.94m x 2.69m (12'11 x 8'10)

Master Bedroom with Dressing Area

5.49m max, 3.02m min x 3.81m max, 2.72m min (18' max, 9'11 min x 12'6 max, 8'11 min)

Bedroom Two

3.96m x 2.72m (13' x 8'11)

Bathroom

2.69m x 1.55m (8'10 x 5'1)

External Utility Room

3.63m x 1.80m (11'11 x 5'11)

FLOOR PLAN:



Floor Plan

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