

## 12 Edinburgh Road, Stamford, PE9 1HH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	78
(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.

This extended end-of-terrace family home is presented to a very high standard throughout, offering well-balanced and versatile accommodation ideal for modern family living.

The ground floor features a spacious lounge, complemented by a separate family/dining room, providing excellent space for both everyday use and entertaining. The good-sized kitchen offers ample storage and work surfaces, while a useful utility room adds further practicality. Completing the ground floor is a w/c and entrance hall.

To the first floor, the property offers three well-proportioned bedrooms, all presented in excellent order.

Externally, the home benefits from off-street parking and a south-facing rear garden, laid to patio and lawn, creating an attractive outdoor space to enjoy throughout the year.

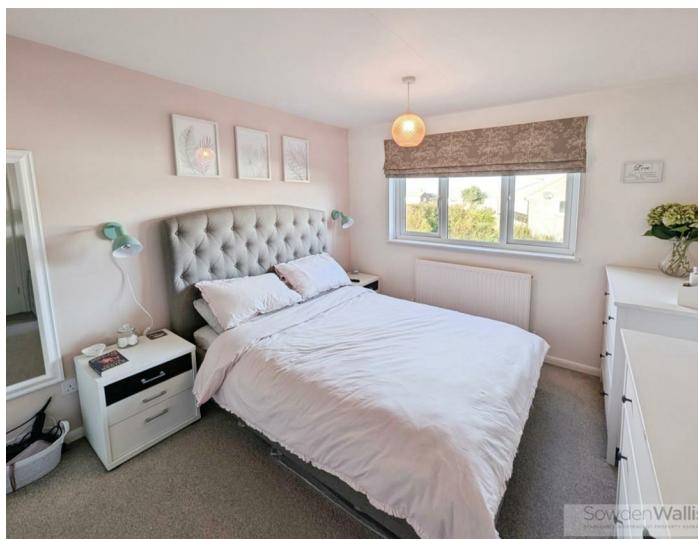
A beautifully finished and thoughtfully extended home, offering comfortable living space both inside and out. Early viewing is highly recommended to appreciate the quality of accommodation on offer.

**Guide Price £315,000 Freehold**

- Extended family home
- Three bedrooms
- Presented to a high standard
- South facing patio & lawn garden
- Council Tax Band - B



- Spacious sitting room & family/dining room
- Kitchen with utility room
- Gas fired central heating
- Off street parking
- EPC - C



## ACCOMMODATION:

**Entrance Hall**  
3.94m x 1.80m (12'11 x 5'11")

**Sitting Room**  
5.00m x 4.06m (16'5 x 13'4")

**Breakfast Kitchen**  
3.96m x 3.05m (13' x 10')

**Utility Room**  
2.62m x 1.75m (8'7 x 5'9")

**W/C**  
1.68m x 0.94m (5'6 x 3'1")

**Family/Dining Room**  
5.18m x 2.51m (17' x 8'3")

**Landing**

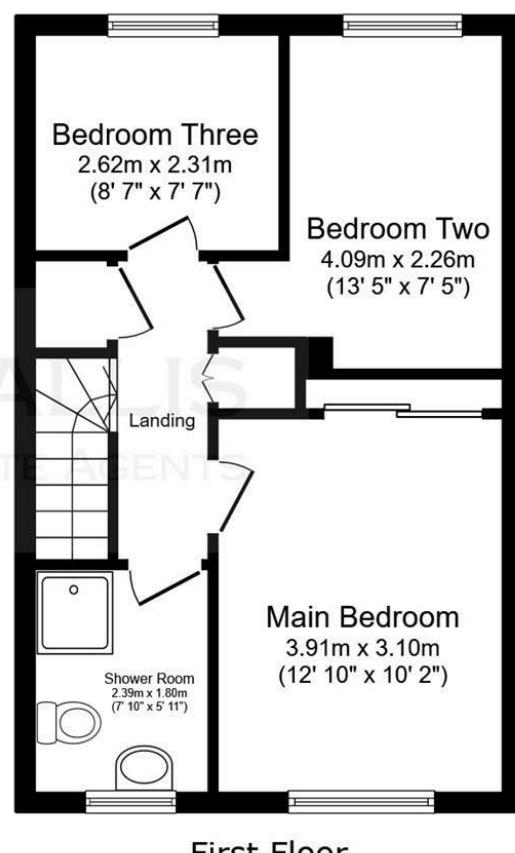
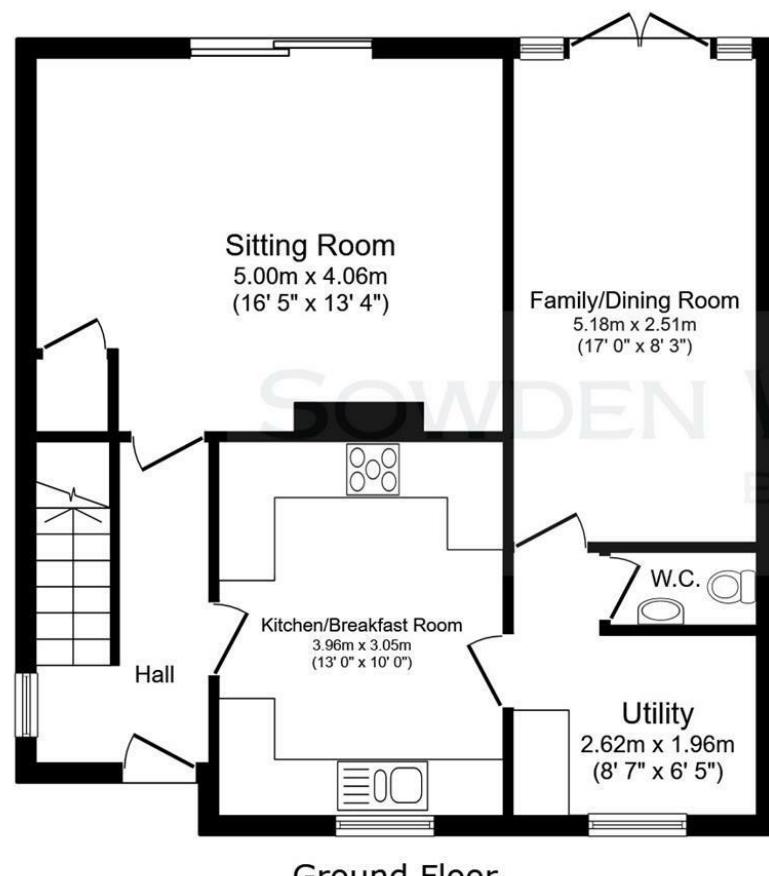
**Main Bedroom**  
3.91m x 3.10m (12'10 x 10'2")

**Bedroom Two**  
4.09m x 2.26m (13'5 x 7'5")

**Bedroom Three**  
2.62m x 2.31m (8'7 x 7'7")

**Shower Room**  
2.39m x 1.80m (7'10 x 5'11")

## 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](http://www.Propertybox.io)