



Fenton Drive, Carlby
Stamford, Lincolnshire, PE9 4NN



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Guide Price £425,000 Freehold

GUIDE PRICE £425,000 - £450,000

Situated down a highly sought-after cul-de-sac within the charming village of Carlby sits this impressive four bedroom detached family home. The property boasts an open kitchen diner, spacious living room, separate study, utility room, downstairs WC, generous conservatory, four well-balanced bedrooms, family bathroom, and an en-suite to the main bedroom. The property also benefits from its ample off-road parking, double garage, and enclosed rear garden.

On entering the property, you are initially met by a bright entrance hall, with the first door on your right showing you into a spacious living room, enjoying a feature fireplace and bay window. Opposite the hallway, a further reception room is found, making the perfect home office / study. Central to the hallway, a useful downstairs WC is found. To the rear of the property is an open kitchen diner, benefitting from an abundance of worktop space and storage units, and a practical utility room. French doors to the rear of the kitchen show you through into a generous conservatory, containing integral access into the double garage. To the first floor, the landing space separates four well-balanced bedrooms and a three-piece family bathroom. The main bedroom further benefits from fitted wardrobes and an en-suite shower room.

Outside the front of the property, ample off-road parking is found alongside a double garage. The enclosed rear garden is mainly laid to lawn, enjoying multiple seating areas. With so much on offer, we highly recommend you view this property at your earliest convenience.



Entrance Hall

Downstairs WC

5'1 x 4'2 (1.55m x 1.27m)

Living Room

13'10 x 10'6 (4.22m x 3.20m)

Study

10'11 x 8'2 (3.33m x 2.49m)

Kitchen Diner

25'7 x 10 (7.80m x 3.05m)

Utility Room

5'8 x 4'10 (1.73m x 1.47m)

Conservatory

15'10 x 9'3 (4.83m x 2.82m)

Bedroom One

13'8 x 10'1 (4.17m x 3.07m)

En-Suite

8'5 x 4'10 (2.57m x 1.47m)

Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

Bedroom Three

11'1 x 8'1 (3.38m x 2.46m)

Bedroom Four

8'10 x 8'2 (2.69m x 2.49m)

Bathroom

8 x 5'7 (2.44m x 1.70m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(85-91) B		(65-81) B	
(69-84) C		(50-64) C	
(54-68) D		(35-49) D	
(39-53) E		(21-34) E	
(24-38) F		(7-20) F	
(9-23) G		(1-6) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 sq.m.) approx.

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