



20 Castle Rise, Belmesthorpe, Stamford PE9 4JL

£360,000



*** BEAUTIFULLY PRESENTED DETACHED BUNGALOW *** "Offers are invited in excess of £360,000 for this bungalow which is situated in a popular village within easy reach of Stamford and local amenities. The property is in a quiet cul de sac position and has been updated to a high standard by the present owner offering attractive accommodation which includes two double bedrooms, living room, breakfast kitchen, bathroom, double garage (one garage converted into office and separate store), enclosed well stocked rear garden, front garden and ample off road parking. Viewing essential. EPC Energy Rating C."

ENTRANCE HALL

Double glazed entrance door to side, double glazed window to side, storage cupboard, wood effect flooring, radiator. Loft access with ladder, boarded, lighting, insulated and housing the combi central heating boiler.

LOUNGE

18' 5" x 12' 7" (5.61m x 3.84m) (approx.) Double glazed windows to front and side, two radiators, wood surround fireplace with marble inset and hearth incorporating living flame gas fire.

BREAKFAST KITCHEN

18' 9" x 10' 3" (5.71m x 3.12m) (approx.) Fitted with matching range of base and wall mounted units having work surfaces over, one and quarter bowl single drainer sink unit, tiled splashbacks, integrated electric double oven, gas hob with cooker hood over, integrated dishwasher, integrated fridge/freezer, integrated microwave, tiled flooring, ceiling spotlights, door to utility room, double glazed windows to side and front.

UTILITY AREA

Plumbing and space for washing machine and tumble dryer in unit with work surface over, tiled floor, ceiling spotlights, double glazed window to side, double glazed door to side.

BEDROOM ONE

13' 0" (into wardrobe) x 12' 8" (max) (3.96m x 3.86m) (approx.) 13' (into wardrobe) x 12' 8" (max) (3.96m x 3.86m) (approx.) Double glazed window to rear, built in wardrobes with hanging rail and shelving, radiator, air conditioning unit.

BEDROOM TWO

13' 10" x 10' 3" (4.22m x 3.12m) (approx) Double glazed window to rear, built in wardrobes with hanging rail and shelving, radiator, cupboard with shelving.

BATHROOM

Fitted with a four piece suite comprising wash hand basin within vanity unit with cupboards and drawers, low level wc within vanity unit, bath with mixer taps and shower head attached, double shower cubicle with main shower, fully tiled walls, ceiling spotlights, tiled floor with underfloor heating, heated towel rail, double glazed window to side.

GARAGE

Detached double garage with remote control automatic roller doors, power and lighting.

One of the garages has been converted into an office to the front with tiled flooring . The rear is converted to a separate storage area with a door and a double glazed window.

OUTSIDE

Front: - Block paved driveway leading to garages providing ample off road parking, side shrub border, gravel area with shrub border and middle shrub area, pathway, access to both sides of property. Small boundary hedge.

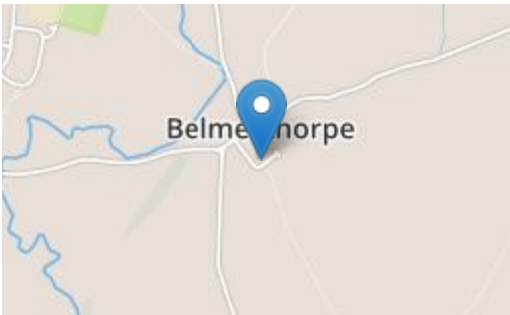
Side: - Slabbed pathway with shrub borders and pergola leading to back garden.

Outbuilding with window and light, double glazed door, tiled floor, fitted with a low level wc and wall mounted wash hand basin.

Rear: - Fully enclosed having slabbed patio area, two archways, oval lawn with flower borders, fruit tree and ornamental tree. Gravel pathway, further patio area, shed with light and electric. Fencing and gates to lower garden area having lawn, flower borders, gravel area with fruit trees, vegetables and shed.

AGENTS NOTE

The floor plan shown is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

