

56B HIGH STREET, CARLBY, STAMFORD, PE9 4LX



£585,000 OFFERS IN THE REGION OF

"Executive detached family home with double garage"

- EXECUTIVE DETACHED FAMILY HOME
- DESIRABLE VILLAGE NEAR STAMFORD
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- EN-SUITE SHOWER ROOM
- BEAUTIFUL GARDENS
- DOUBLE GARAGE WITH ELECTRIC ROLLER DOOR
- VIEWING RECOMMENDED
- EPC ENERGY RATING E - COUNCIL TAX BAND F



PROPERTY HIGHLIGHTS

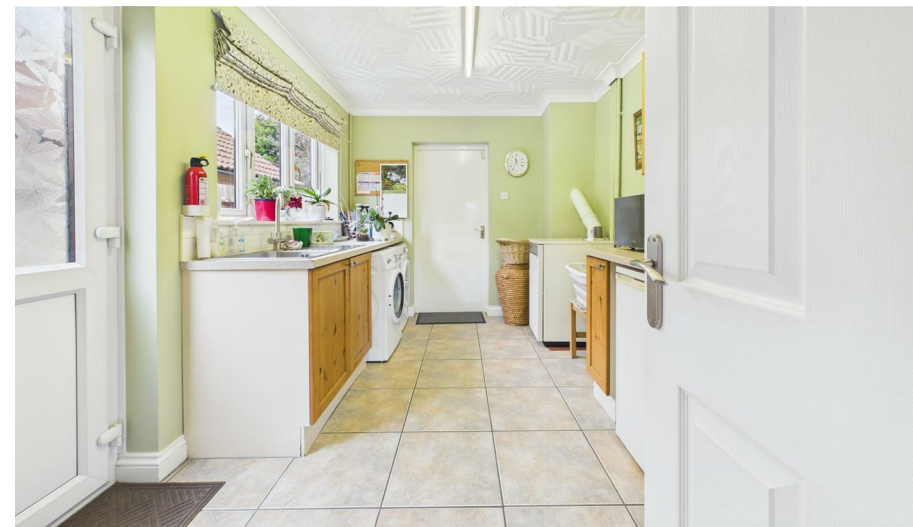
Offers in the region of £585,000 are invited for this spacious four double bedroom detached family home which is set within the highly sought-after village of Carlby, offering excellent access to both Stamford and Bourne.

The accommodation briefly comprises a generous entrance hall, an impressive living room with patio doors opening onto the rear garden, a separate dining room, a well-appointed kitchen diner, utility room, and a versatile ground floor shower room.

To the first floor are four well proportioned double bedrooms, including a modern en-suite to the principal bedroom, alongside a family bathroom.

Externally, the property benefits from a double garage with an electric roller door, a beautifully landscaped rear garden enjoying views over a paddock, and ample off road parking to the front.

 4 Bedrooms  2 Bathroom  2 Reception





Floor 0



Floor 1













SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** F

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 30127436

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

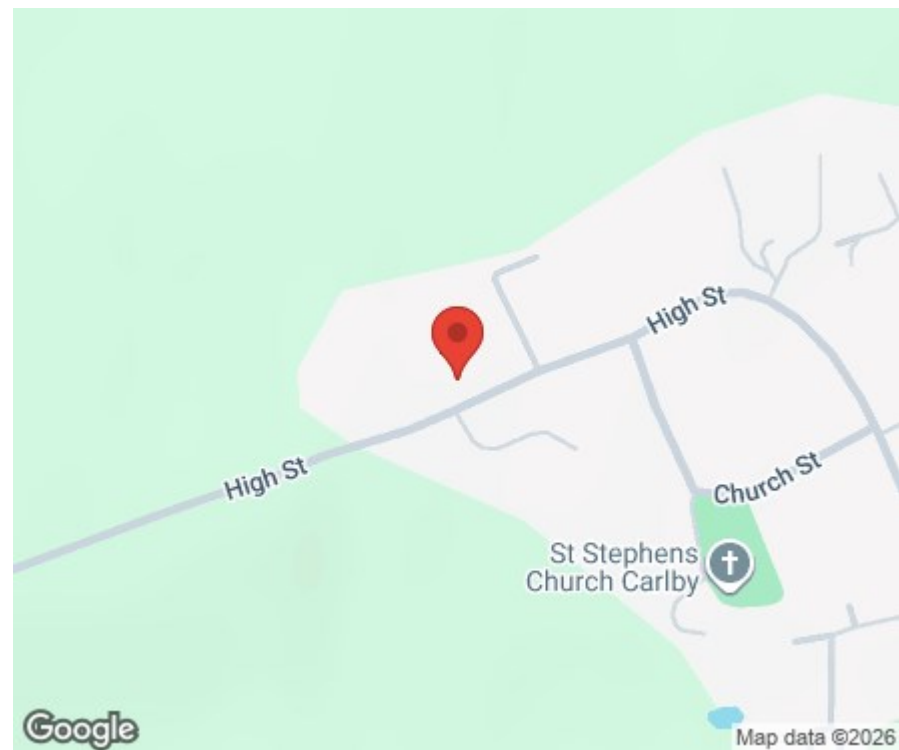
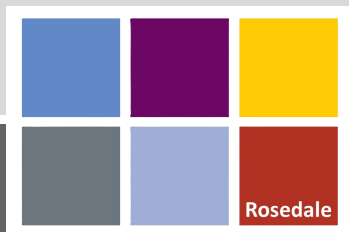
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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