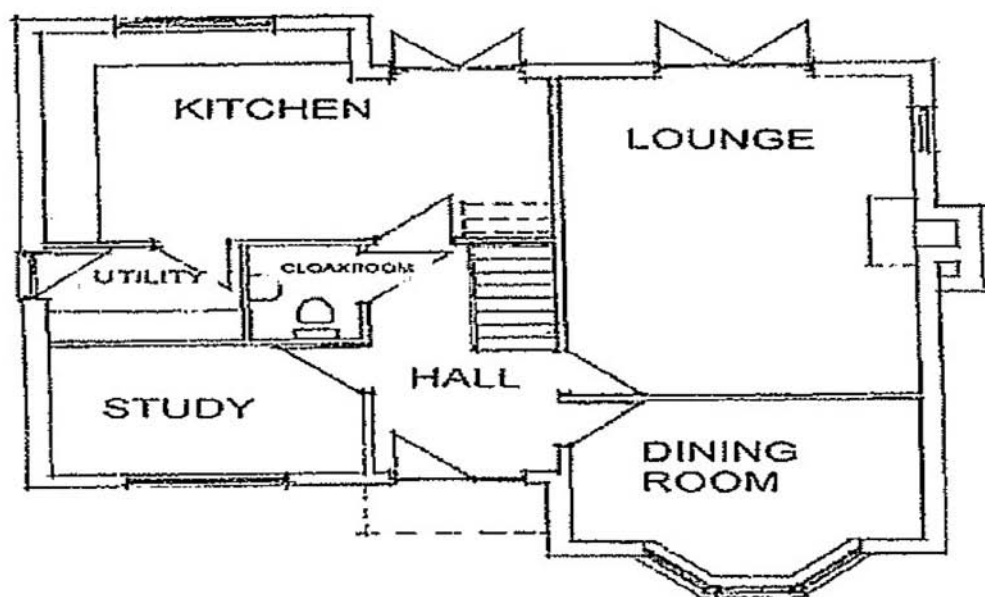
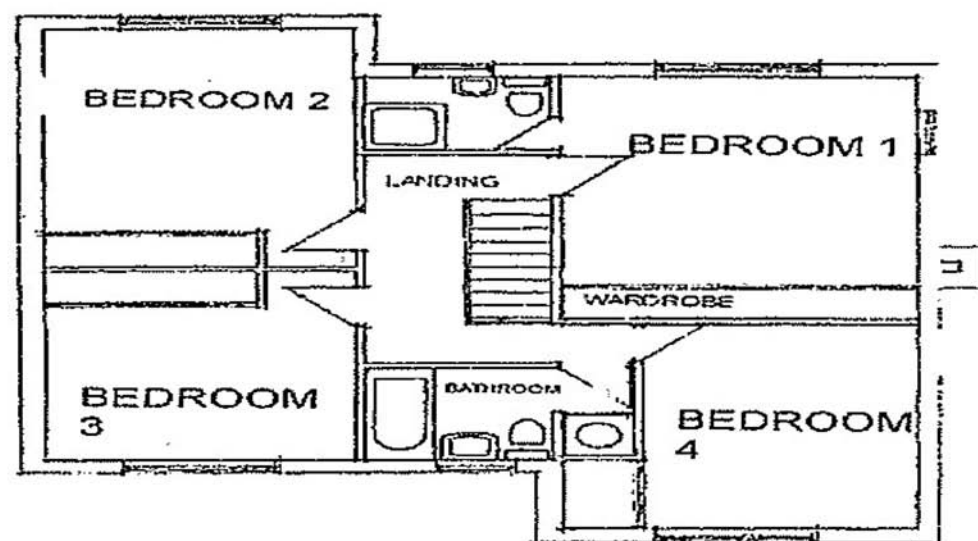


5 Church Street  
Carlby  
Stamford



GROUND FLOOR

Not to scale, for identification purposes only



FIRST FLOOR

For Sale

£375,000



Completed in 2008, this stone built detached house offers well planned accommodation comprising 3 reception rooms and 4 bedrooms. The specification includes an elegant kitchen/Breakfast room, fitted wardrobes to each bedroom and en-suite shower room to master bedroom.

Located in the desirable area of Church Street, the property occupies a delightful plot adjoining the church and enjoys a southerly garden to the rear. Ample parking and turning space to the front. The accommodation comprises Entrance Hall, Cloakroom, Study, Dining Room, Sitting Room with open fireplace, Kitchen/Breakfast Room, Utility, 4 bedrooms (ensuite shower room to Bedroom 1), Family Bathroom.

#### IMPORTANT NOTICE

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All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned in the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other rights, whether mentioned in these particulars or not.



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01780 762433

## 5 Church Street, Carlby, Stamford PE9 4NB

### LOCATION & DESCRIPTION

Carlby village is located approximately 5 miles north east of Stamford, off the A6121, and 5 miles south of the market town of Bourne.

Built of stone, this attractive new house occupies a delightful location adjoining the parish church and enjoys a south facing rear garden.

This new house offers well planned family accommodation comprising a storm porch, entrance hall, cloakroom, lounge with open fireplace, separate dining room, study, fitted kitchen with double doors to the garden, utility room, master bedroom with en-suite shower room and 3 further double bedrooms all with fitted wardrobes and fitted carpets, family bathroom. There is ample parking and a turning area to the front of the property.

### THE ACCOMMODATION COMPRISES

#### ON THE GROUND FLOOR

##### STORM PORCH

Double glazed door to

##### ENTRANCE HALL

4.34m(14'3") x 2.06m(6'9")

Oak flooring, under stairs storage cupboard, stairs to first floor, double glazed window to front elevation.



##### CLOAKROOM

Pedestal wash hand basin, tiled splashbacks, low flush wc, tiled floor.

##### SITTING ROOM

6.02m(19'9") x 3.94m(12'11")

Open fireplace, 4 uplighters, double glazed doors to rear garden and double glazed windows to side elevation.



##### DINING ROOM

3.91m(12'10") x 2.67m(8'9")

Deep double glazed bay window to front elevation.

##### STUDY/FAMILY ROOM

3.43m(11'3") x 2.44m(8'0")

Double glazed window to front elevation.

##### KITCHEN/BREAKFAST ROOM

5.61m(18'5") x 3.96m(13'0") max

(5.61m (18'5) x 3.96m (13'0")) reducing down to 9'11")

Light timber fronted soft close kitchen units, roll edged work surface, inset one and a half bowl sink unit, integrated dishwasher, electric hob, cooker hood over, matching eye-level cupboards, built-in fridge freezer, Electrolux oven and microwave, cupboards above and below, tiled floor. TV point, double glazed french doors to rear garden and double glazed window to rear elevation.



##### UTILITY ROOM

2.13m(7'0") x 1.73m(5'8")

Double base cupboard, roll edged work surface, inset single bowl stainless steel sink unit, matching eye level cupboard, wall mounted boiler, tiled floor, window and door to side elevation.

#### ON THE FIRST FLOOR

##### LANDING

Loft access.

##### MASTER BEDROOM

3.94m(12'11") x 4.78m(15'8") max

12'11 x 15'8 reducing down to 10'11"

Built in wardrobes to one wall, double glazed windows to side and rear elevation, door to

##### EN-SUITE SHOWER ROOM

Enclosed shower cubicle, pedestal wash hand basin, low flush wc, tiled floor, ladder radiator/towel rail. Double glazed window to rear elevation.



##### BEDROOM 2

3.43m(11'3") x 4.17m(13'8")

Built-in wardrobes to one wall, double glazed window to rear elevation.

##### BEDROOM 3

3.43m(11'3") x 2.95m(9'8")

Built-in wardrobes to one wall, double glazed window to front elevation.

##### BEDROOM 4

3.89m(12'9") x 2.87m(9'5")

Built-in storage cupboard, double glazed window to front elevation.

##### FAMILY BATHROOM

Separate shower cubicle, panelled bath, pedestal wash hand basin, low flush wc, ladder radiator/towel rail, tiled floor, double glazed window to front elevation.

##### OUTSIDE- FRONT GARDEN

Providing ample gravelled parking and turning area. Dry stone wall to front boundary.



#### REAR GARDEN

Enjoying southerly aspect, adjoining the church. Seeded lawn with patio extending along the rear elevation, pathway to side, outside lights, water point. Garden shed at rear.



#### VIEWING

Strictly by appointment through Richardson, tel: 01780 762433

