



Toll Bar

Stamford, PE9 4BB

Spacious three bedroom detached bungalow, situated at Toll Bar on the edge of the popular village of Great Casterton and within easy reach of Stamford. Offering approximately 1,027 sq ft of accommodation, the property provides well-proportioned rooms throughout, including a generous lounge, separate dining room and conservatory, together with three bedrooms, bathroom, kitchen and an attached garage. The property would benefit from some updating and modernisation, but offers excellent scope for a new owner to make it their own.

£375,000

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- Spacious three bedroom detached bungalow
- Conservatory overlooking the garden & countryside views
- Attached single garage
- Popular village location just outside Stamford
- Three well-proportioned bedrooms
- Offering an opportunity for updating and modernisation
- Two separate reception rooms
- All bedrooms have fitted wardrobes
- Please refer to Key Facts for Buyers for Material Information Disclosure

Entrance Hall

3'7" x 15'11" (1.09m x 4.85m)

Lounge

15'4" x 10'7" (4.67m x 3.23m)

Dining Room

11'10" x 9'3" (3.61m x 2.82m)

Conservatory

8'4" x 8'10" (2.54m x 2.69m)

Kitchen

7'7" x 10'4" (2.31m x 3.15m)

Bedroom 1

13'3" maximum x 9'8" (4.04m maximum x 2.95m)

Bedroom 2

10'11" - wardrobe x 8'1" (3.33m - wardrobe x 2.46m)

Bedroom 3

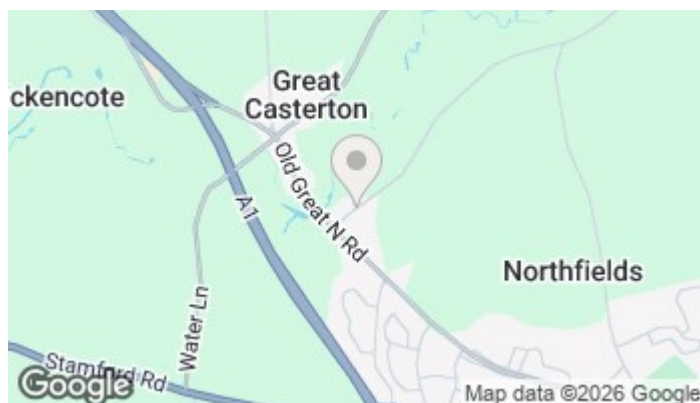
9'9" x 7'0" (2.97m x 2.13m)

Family Bathroom

8'1" x 5'4" (2.46m x 1.63m)

Single Garage

8'3" x 16'2" (2.51m x 4.93m)



Directions

Please use Postcode PE9 4BB for Sat-Nav assistance



Floor Plan



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