



Berrybut Way, Stamford
Asking Price £485,000



Immaculate and spacious four bedroom detached family home situated at the end of a no through road in Stamford, close to local amenities and easy access routes. The property boasts two reception rooms, utility, downstairs w/c, three double bedrooms, a further single bedroom, bathroom and en-suite, integral single garage, ample off-road parking and an enclosed rear garden.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor, downstairs w/c and access to: spacious living room with a lovely bay window and feature fireplace. An opening from the living room leads to the separate dining room with doors to the garden. A refitted shaker style kitchen breakfast room with a wealth of units and space for Range style cooker. To complete this floor is a utility room. To the first floor, the landing connects three well balanced double bedrooms, principal with an en-suite and built-in wardrobe, a further single bedroom and a modern three-piece bathroom.

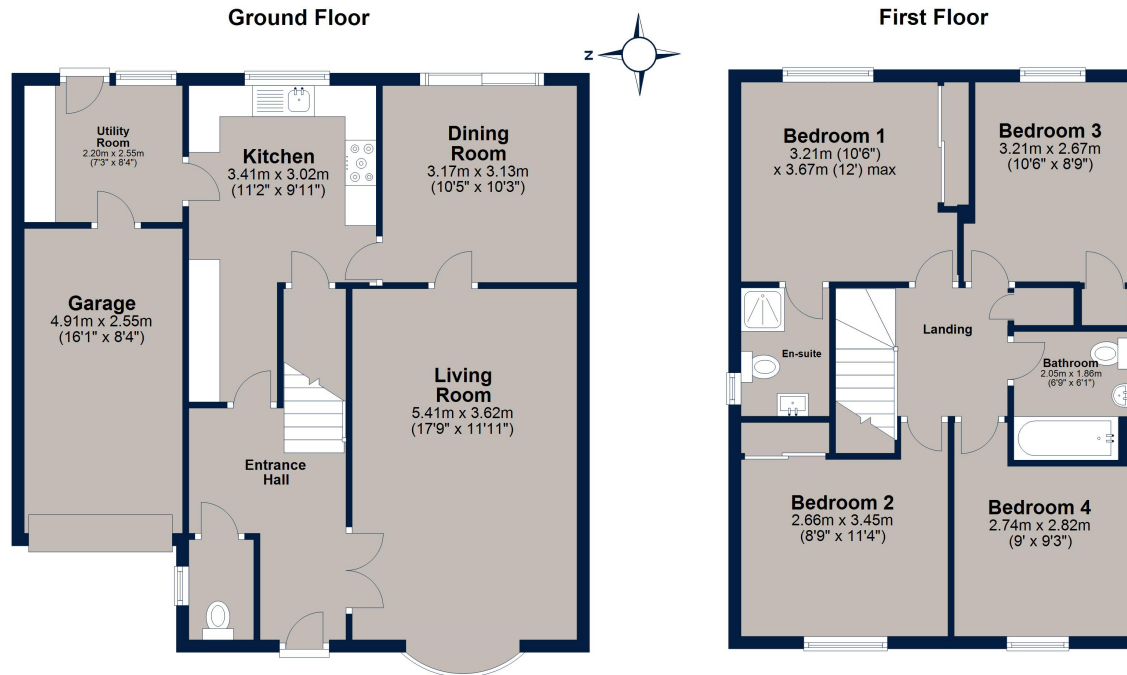
To the front is a driveway leading to a single garage, gated access to the rear garden and a short hedge to the front. To the rear is an enclosed garden with a degree of privacy. Mainly laid to lawn with a raised seating area to the rear of the garden and patio to the rear of the house.

TENURE: Freehold
EPC: C
COUNCIL TAX:D
All Mains Connected:





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Total area: approx. 130.4 sq. metres (1403.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



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Conveniently placed a local amenities, Stamford and schooling, and without doubt is perfectly balanced in terms of easy access to day-to-day amenities, and yet quiet location. The High Street of Stamford is within walking distance of the property, offering excellent day to day shopping, coffee shops, supermarkets, eateries, public houses and boutique shops. In addition, it is home to Stamford Endowed School, High School and a further educational college. Owing to this and the cultural lifestyle on offer, Stamford has been voted as one of THE best places to live and raise a family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements