

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



56B, High Street, Carlby, Stamford, Lincolnshire, PE9 4LX

£550,000 Freehold

An impressive and individually positioned four-bedroom detached family home, enjoying a desirable non-estate setting within the sought-after village of Carlby, ideally placed between Bourne and Stamford. One of the property’s standout features is its wonderful position, with the rear garden enjoying open views across adjoining countryside, creating an attractive rural outlook. The property offers generous and versatile accommodation arranged over two floors, including a spacious living room, separate dining room and a well-proportioned fitted kitchen with ample space for everyday family dining. A useful utility room and ground-floor cloakroom complete the downstairs accommodation, together with the added benefit of an integral double garage. Upstairs, there are four good-sized bedrooms, complemented by a family bathroom and additional shower room facilities, making the layout particularly well suited to family living. Outside, the property is approached over a generous block-paved driveway providing extensive off-road parking and access to the double garage. The established rear garden offers plenty of space for relaxing and entertaining, with mature planting and seating areas, while backing directly onto open land and enjoying far-reaching views beyond. Set within the attractive village of Carlby, the property combines a peaceful village setting with convenient access to both Bourne and Stamford, making this a superb opportunity for buyers seeking a substantial family home in a more individual, non-estate location.

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

winkworth.co.uk/bourne





ACCOMMODATION

Entrance Hall - Stairs to the first-floor accommodation, radiator, laminate flooring, coving to the ceiling. UPVC double glazed window to the front.

Downstairs Shower Room - With shower cubicle with rainfall shower head, pedestal wash hand basin and low level WC. Laminate flooring, radiator, coving to the ceiling. UPVC double glazed window to the side.

Living Room - 20'7" x 13'5" (6.27m x 4.1m) Feature fireplace, coving to the ceiling, radiator. UPVC double glazed window to the front, hardwood double glazed patio doors to the rear. French glass panelled doors to:

Dining Room - 12' x 10'1" (3.66m x 3.07m) UPVC double glazed window to the rear, radiator, feature alcove with lighting above, coving to the ceiling. Door to:

Kitchen/Breakfast Room - 16'5" x 10'2" (5m x 3.1m) with a range of eye level and base units with worktop over and tiled splashbacks. Stainless steel sink with 1/2 bowl and inset drainer with swan neck mixer tap over. Double eye level oven, hob with extractor over. Integrated fridge / freezer and integrated dishwasher. Radiator, tiled flooring, coving and inset spotlights to the ceiling. UPVC double glazed window to the rear. Door to:



Utility Room - 13' x 8'7" (3.96m x 2.62m) Fitted with a range of eye level and base units with worktop over and tiled splashbacks. Stainless steel sink with inset drainer and swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Space for undercounter fridge and undercounter freezer. Tiled flooring, coving to the ceiling, boiler. UPVC double glazed window and door to the side. Personnel door into double garage.

First Floor Galleried Landing - UPVC double glazed window to the front. Double fronted storage cupboard. Loft access and radiator.

Bedroom One - 15'3" x 13'3" (4.65m x 4.04m) UPVC double glazed window to the front. Radiator, double fronted fitted wardrobe with additional storage cupboard above. Door to:

En-Suite Shower Room - Fitted with a three piece suite comprising oversized walk-in shower with rainfall shower head, vanity wash hand basin and low level WC. Contemporary radiator, tiled walls, illuminated mirror. UPVC double glazed window to the side.

Bedroom Two - 14'5" x 13'5" (4.4m x 4.1m) Currently utilised as a study/third reception room. Dual aspect UPVC double glazed windows to the front and rear. Two radiators.

Bedroom Three - 13'3" x 10'3" (4.04m x 3.12m) UPVC double glazed window to the rear. Double fronted fitted wardrobes with additional storage above, radiator.

Bedroom Four - 12'1" x 8'11" (3.68m x 2.72m) UPVC double glazed window to the rear. Radiator.

Family Bathroom - Fitted with a three piece suite comprising P-shaped bath with shower over, vanity wash hand basin and low level WC. Chrome heated towel rail and tiled walls. UPVC double glazed window to the side.

Outside - To the front of the property is an impressive, generously sized block-paved driveway providing ample off-road parking for several vehicles and access to the integral garage. The frontage is complemented by established trees, mature shrubs and attractive stone walling, creating a pleasant and welcoming approach to the property.

The property enjoys a generous, fully enclosed rear garden, predominantly laid to lawn with a variety of established trees, mature shrubs and planted borders providing an attractive setting. A spacious paved patio extends across the rear of the property, offering an ideal space for outdoor dining, entertaining or simply relaxing. Further features include a decorative garden pond and timber garden shed.

Double Garage - 18'5" x 16'6" (5.61m x 5.03m) Two UPVC windows to the front. Light and power connected, electric roller door.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F