



**Chatsworth Road,**  
Stamford, Lincolnshire, PE9 2UR

**NEWTON**FALLOWELL 

Chatsworth Road,  
Stamford, Lincolnshire, PE9 2UR  
£350,000 OIEO Freehold

Substantial extended four bedroom semi-detached house situated on a large corner plot in a quiet area of Stamford, close to local amenities and popular primary schools. The property benefits from three reception rooms, large glass roofed conservatory, open plan kitchen/diner, underfloor heating in the kitchen, entrance hall and conservatory, two bathrooms, west facing rear garden, tandem length garage and off road parking.

The property is arranged over two floors entering via the spacious entrance hall with tiled floor and stairs leading to the first floor. The entrance hall offers great flow around downstairs connecting the living room, kitchen diner and the snug/study. The living room offers an abundance of space, natural light and a feature fireplace. An opening from the living room leads into the separate dining room. The kitchen/diner is open plan and features an array of units, range cooker and integrated appliances. The study/snug offers a versatile living space currently being used as an office/entertaining space. Completing downstairs is the lovely conservatory with glass lantern roof, two french doors and is accessed via bi folding doors from the dining room.

To the first floor, the landing connects three well balanced double bedrooms, a further single bedroom and a family three piece bathroom with underfloor heating. The master bedroom enjoys a dressing room with built in wardrobes and a three piece en suite with walk in shower.

Outside to the front is an inset footpath leading to the front door accompanied by a lawned garden on both sides with mature borders. Gated access to the side of the property leads to the side garden mainly patio and a large shed. The rear garden is fully enclosed and features a patio seating area and lawn with mature borders. On Block is a tandem length garage with up and over door and off road parking in front for one vehicle.



**Entrance hall**

13'8 x 5'11 (4.17m x 1.80m)

**Living Room**

15'4 x 10'4 (4.67m x 3.15m)

**Study**

10'10 x 9'5 (3.30m x 2.87m)

**Dining Room**

9'7 x 8'6 (2.92m x 2.59m)

**Kitchen/Breakfast Room**

19'1 x 12'8 narrowing to 9'8 (5.82m x 3.86m  
narrowing to 2.95m)

**Conservatory**

17'4 x 9'5 (5.28m x 2.87m)

**Landing**

10'10 narrowing to 7 x 9'7 (3.30m narrowing to  
2.13m x 2.92m )

**Bedroom One**

18'1 x 9'5 (5.51m x 2.87m)

**Dressing Room**

5'10 x 3'9 (1.78m x 1.14m)

**En-Suite**

5'10 x 5'2 (1.78m x 1.57m)

**Bedroom Two**

12'8 x 9'10 (3.86m x 3.00m)

**Bedroom Three**

10'9 x 9'10 (3.28m x 3.00m)

**Bedroom Four**

8'1 x 7 (2.46m x 2.13m)

**Bathroom**

7'1 x 5'5 (2.16m x 1.65m)

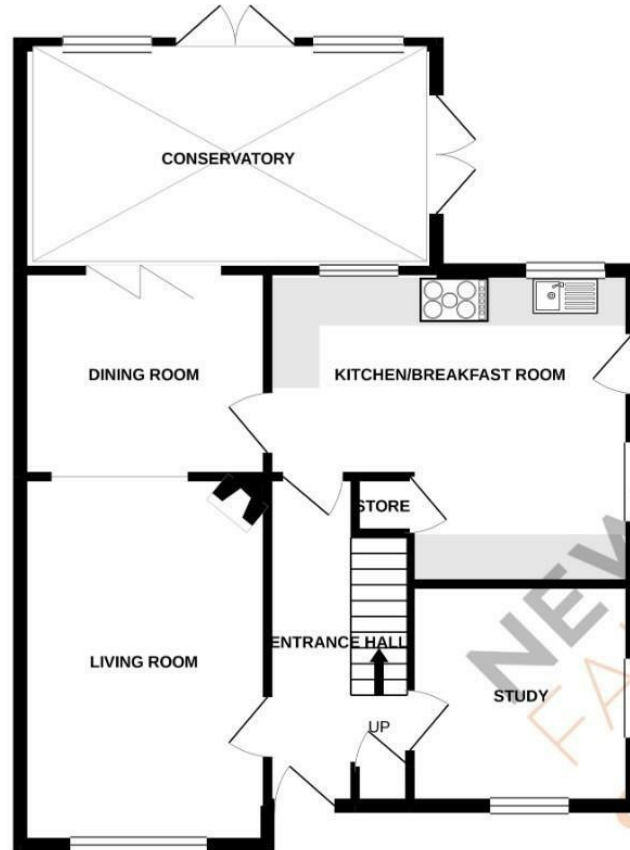


- Substantial extended semi-detached house
- Tandem length garage on block with off road parking
- Large conservatory with lantern roof
- Underfloor heating through parts of downstairs
- Three versatile reception rooms
- Two bathrooms, one with underfloor heating
- Corner plot garden
- EPC rating - C
- Cat 5e LAN in living room, study and bedroom 3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



**AGENTS NOTE – DRAFT PARTICULARS:**

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TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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