



NEWTON
FALLOWELL

Cedar Road,
Stamford, Lincolnshire, PE9 2JJ

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**Cedar Road,
Stamford, Lincolnshire, PE9 2JJ
£435,000 Freehold**

A well presented and extended FOUR Bedroom detached family home set within this popular area close to Malcolm Sargent Primary School boasting; separate reception rooms, a refitted kitchen, conservatory, ground floor WC, a refitted 4 piece family bathroom, ample parking for 2 cars meeting a single garage and an enclosed family sized rear garden.

The property has been improved by the current owners yet offers further scope for expansion (STP) with the current accommodation boasting; a spacious hallway with oak flooring, a sitting room with inset wood burner open through to the dining area which too has an open flow through to the kitchen. The kitchen boasts a range of modern fitted units and composite work surfaces along with integrated appliances. To one side a rear hall allows access internally to the garage, a rear door leads to the garden and door to a useful ground floor WC. To the first floor there are three double bedrooms and a fourth single bedroom, the master offering scope for an en-suite to be added (STP) and there is a modern fitted 4 piece family bathroom.

Outside the property there is ample parking for 2 vehicles on a gravelled driveway which meets a single integral garage and a further area of lawn with inset planted borders. To both sides of the property is gated pedestrian access leading to the rear garden which initially greets you with a paved patio terrace meeting the mainly laid to lawn garden. To the lower garden is an inset children's play area which could have a lawn re-instated.



Entrance Hall

16'6 x 5'10 (5.03m x 1.78m)

Lounge

13'4 x 12'3 (4.06m x 3.73m)

Kitchen / Dining Area

19'8 x 8'10 (5.99m x 2.69m)

Conservatory

10'10 x 10'10 (3.30m x 3.30m)

Rear Hall

5'3 x 2'10 (1.60m x 0.86m)

Ground Floor WC

5'4 x 5'4 (1.63m x 1.63m)

First Floor Landing

8'4 x 5'11 (2.54m x 1.80m)

Master Bedroom

16'2 x 9'4 (4.93m x 2.84m)

Bedroom Two

12'9 x 10'8 (3.89m x 3.25m)

Bedroom Three

10'9 x 8'6 (3.28m x 2.59m)

Bedroom Four

9 x 8'6 (2.74m x 2.59m)

Family Bathroom

9 x 8'6 (2.74m x 2.59m)

Outside

A gravelled drive for 2 car parking, a single integral garage and enclosed rear garden with lawn & children's play area



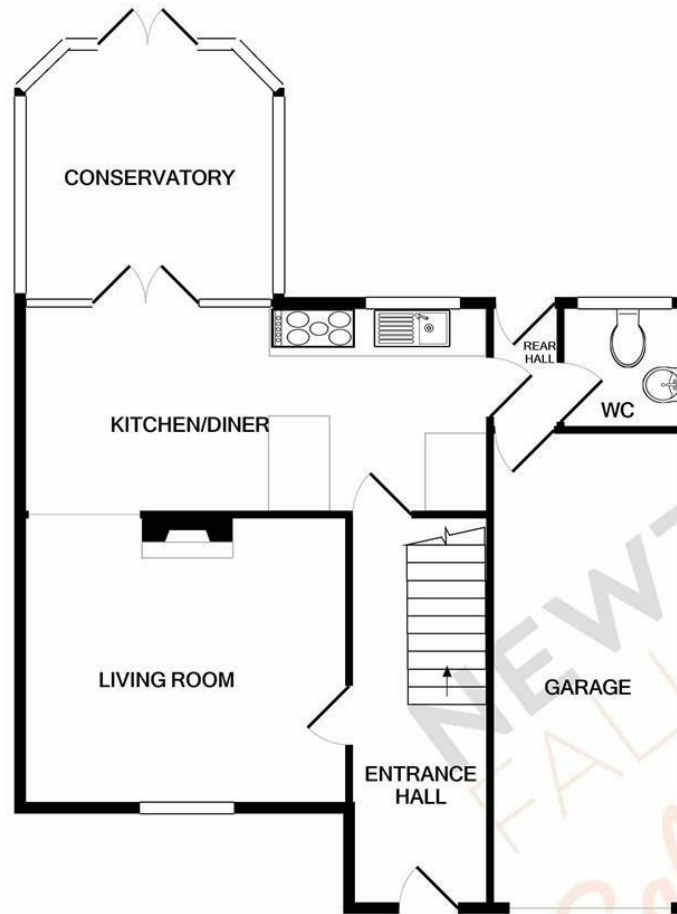
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(85-91) B		(85-91) B	
(69-84) C		(69-84) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(29-38) F		(29-38) F	
(1-28) G		(1-28) G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

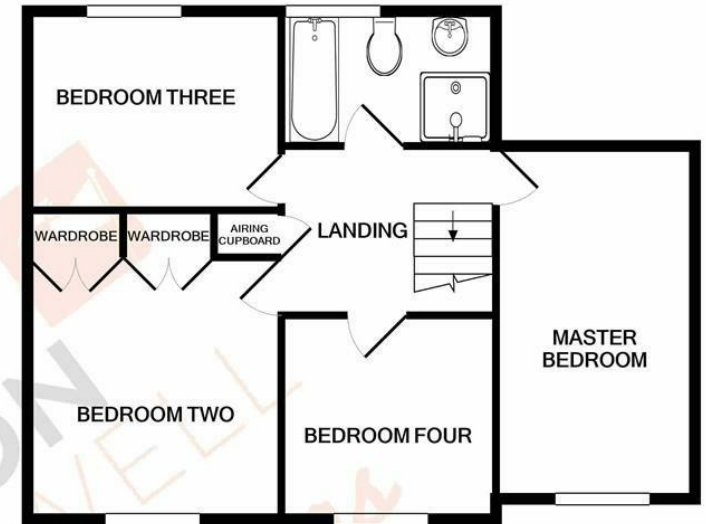
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GROUND FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(71.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 540 SQ.FT.
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1304 SQ.FT. (121.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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