



Lincoln Road,
Stamford, Lincolnshire, PE9 1SH

NEWTONFALLOWELL 

**Lincoln Road,
Stamford, Lincolnshire, PE9 1SH
£225,000 OIEO Freehold**

Three bedroom semi-detached home situated in a prime location of Stamford, close to local amenities, schools and within walking distance of the town centre. The property benefits from two reception rooms, three well balanced bedrooms, modern shower room, ample off road parking and a lovely, landscaped rear garden.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and storage underneath. The entrance hall also offers good flow downstairs connecting the kitchen, living room and dining room. The kitchen features an array of units, a handy pantry and access to the separate utility room and cloakroom. The living room is light and airy, with a feature fireplace and French doors which open out onto the patio. An opening from the living room leads into the separate versatile dining room and the lean to. To the first floor, the landing connects two double bedrooms, a further single bedroom and the three piece shower room.

Outside to the front is a driveway offering ample off road parking for at least three vehicles. Gated access to the side of the property leads to the rear garden which has been beautifully landscaped, featuring a patio seating area, gravel area, lawn with various mature trees, shrubbery, flowers and a further garden to the rear of the property.



Entrance Hall

14'6 x 6'6 (4.42m x 1.98m)

Kitchen

10'5 x 6'6 (3.18m x 1.98m)

Utility Room

14'11 x 6'5 (4.55m x 1.96m)

W/C

5'5 x 4'2 (1.65m x 1.27m)

Living Room

14'11 x 11'4 (4.55m x 3.45m)

Dining Room

11'4 x 9'7 (3.45m x 2.92m)

Lean to

10 x 8'5 (3.05m x 2.57m)

Landing

7'3 x 6'6 (2.21m x 1.98m)

Bedroom One

13'8 x 11'4 (4.17m x 3.45m)

Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)

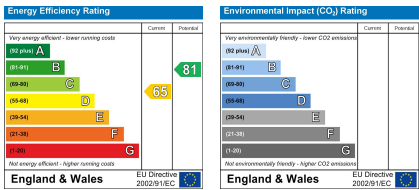
Bedroom Three

10'6 x 7'2 (3.20m x 2.18m)

Bathroom

7'4 x 6'4 (2.24m x 1.93m)





AGENTS NOTE – DRAFT PARTICULARS:

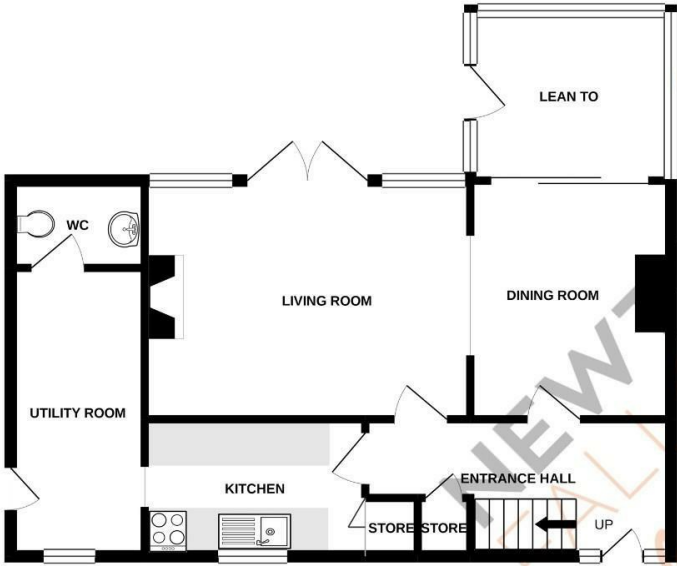
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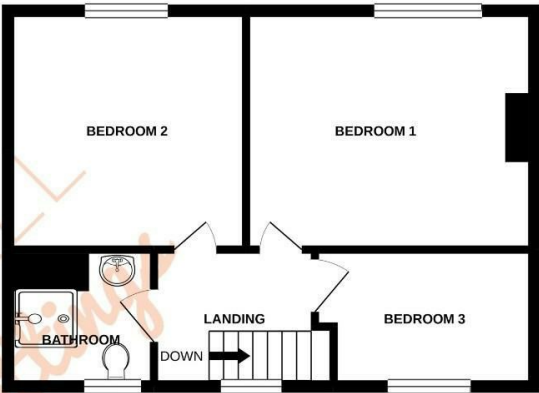
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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 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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