

Conduit Road, Stamford

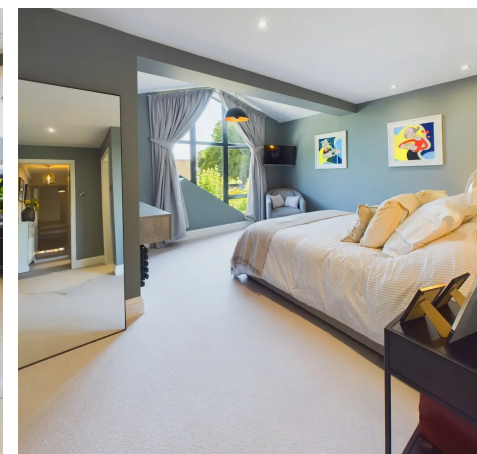
Stunning 4-bed family home in Stamford with modern interior, open-plan living, luxurious principal suite, landscaped garden, private driveway. Ideal location near town centre. Perfect blend of traditional charm and contemporary design. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Situated on a large plot just a stones throw from Stamford town centre.
- Private driveway parking for two vehicles behind electric gates
- Large enclosed garden
- Sleek, modern, high-end design throughout the home
- Large open plan kitchen, living, and dining area
- Three double bedrooms and a fourth single bedroom perfect for a home office
- Stunning principal suite with modern en-suite



01780 672030
[eastaway.co.uk](https://www.eastaway.co.uk)

Conduit Road, Stamford

From the outside, this home presents a charming, traditional facade, but step inside, and you'll be amazed by the modern transformation that awaits. This stunning four-bedroom property has been designed with meticulous attention to detail and no expense spared, resulting in a sleek, contemporary family home.

The entrance hall welcomes you with elegant tiling and stylish decor, leading you to the inviting living room. A glass door from the living room reveals the heart of the home—a vast open-plan kitchen, living, and dining area that's perfect for family life and entertaining. The kitchen is a dream, boasting high-end appliances, sleek cabinetry, and a large breakfast bar. The separate laundry room and ground-floor WC cater to the practical needs of a busy family.

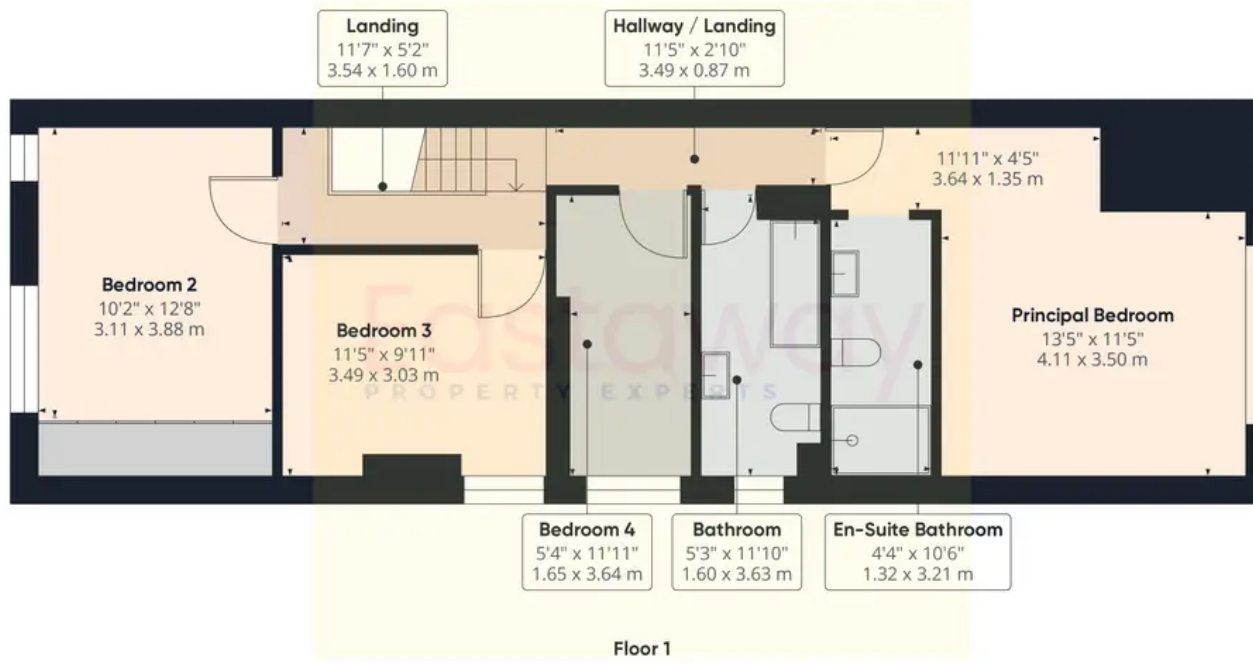
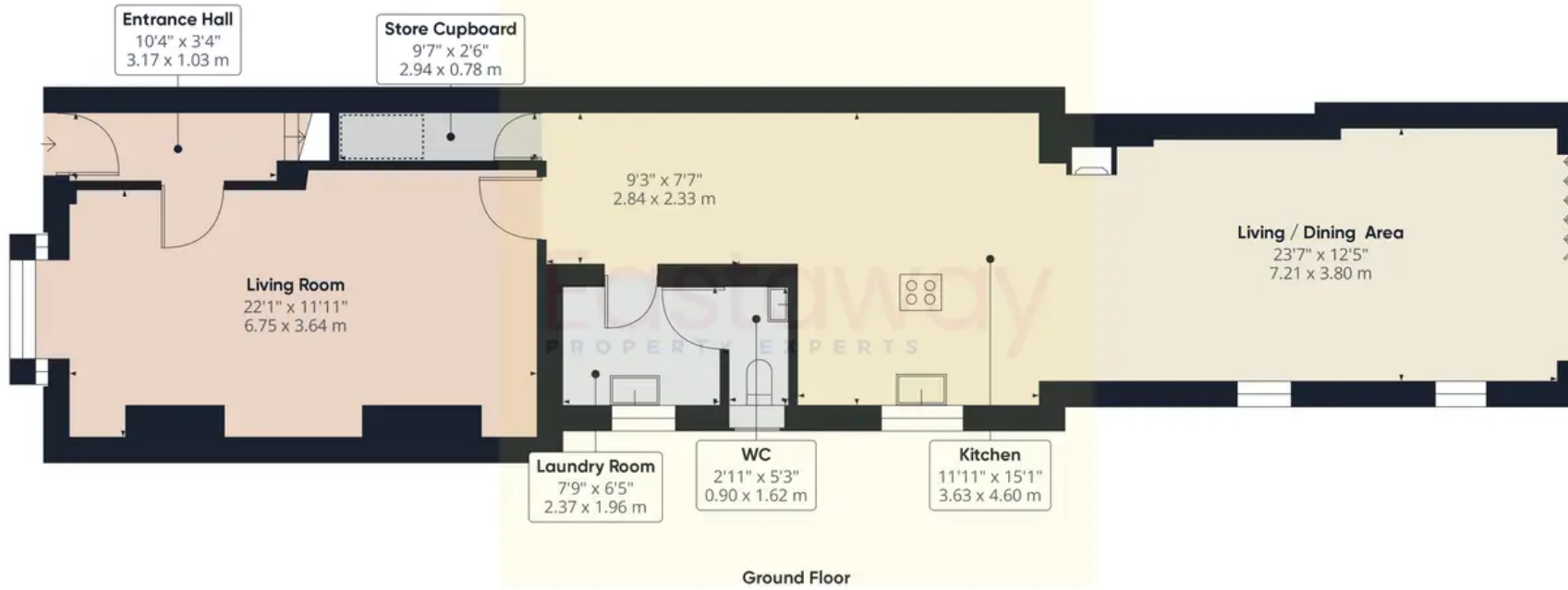
The living and dining areas are bathed in natural light, thanks to the cathedral ceiling with skylights and the bi-fold doors that open onto the beautifully landscaped garden.

The principal suite upstairs is luxurious. The bespoke window floods the room with light, creating a bright and airy atmosphere. The modern en-suite bathroom features high-quality fixtures and finishes, providing a perfect place to unwind in the walk-in rainfall shower. Two additional double bedrooms and a single bedroom offer plenty of space for family, guests, or a home office. The stylish family bathroom completes the upstairs accommodation.

The large, enclosed garden is perfect for children to play and for hosting summer gatherings. The private driveway, secured by electric gates, offers parking for two vehicles, adding convenience and security.



01780 672030
eastaway.co.uk



Approximate total area⁽¹⁾

1728.34 ft²

160.57 m²

Reduced headroom

9.88 ft²

0.92 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

The Important Details

This house is a freehold property spanning approximately 0.13 acres (535 sq metres).

It enjoys all main services (gas, electricity, water, sewage) and is under the jurisdiction of the South Kestven District Council Tax Band: D, EPC Rating: C).

Mobile Coverage is considered Good with EE, O2, Three and Vodafone.

Average broadband speed – 14mb for basic, 40mb for superfast, 1000mb for Ultrafast and overall.

Please note that information regarding mobile phone coverage and broadband speeds is automatically generated using publicly available data. It should not be relied upon for accuracy. You should verify the information independently.



Buyer Notice and Disclaimer

Eastaway Property strictly adheres to the Consumer Protection from Unfair Trading Regulations 2008 and the National Trading Standards Estate and Letting Agency Team's guidelines. We endeavour to provide precise and reliable property information, including council tax band, price, tenure, and reservation fees. Our policy ensures impartial and fair treatment of all prospective buyers. To enhance transparency and comply with legal obligations, prospective buyers must complete identification and anti-money laundering checks, including providing proof of funds and completing a source of funds questionnaire, at the offer stage before submission of the offer. A fee of £35 inc VAT per person is applicable for these checks. This document is intended for informational purposes only and does not form part of any offer or contract. Potential buyers are encouraged to verify all property details independently. While Eastaway Property makes every effort to ensure accuracy, we accept no liability for any errors or omissions. The property should not be assumed to have all necessary planning, building regulation consents, or other approvals. Eastaway Property employees are not authorised to make or give any representations or warranties regarding this property or enter into any contract on the property's behalf.

01780 672030
eastaway.co.uk

