



Hurfords

Radcliffe Road, Stamford Freehold: £375,000

# Key Features



- 3 Bedroom Town House
- Large Master En-Suite
- Well Presented Throughout
- South Facing Rear Garden
- Off Road Parking

The accommodation is arranged over three floors. Upon entering, you're welcomed into a spacious hallway, with a convenient WC to the right-hand side and stairs leading to the first floor. To the left, the kitchen offers a range of base and wall units, along with integrated appliances including a fridge-freezer, oven, gas hob, and dishwasher.

To the rear of the ground floor is a bright and spacious lounge, which comfortably accommodates a dining table and chairs. Double doors open out onto the south-facing rear garden, flooding the room with natural light. Additional storage is neatly tucked away beneath the stairs.

On the first floor, there are two bedrooms: a generously sized double bedroom to the rear with fitted wardrobes, and a smaller single bedroom to



the front-also with fitted wardrobes-making it an ideal space for a home office, nursery, or guest room. These two bedrooms are served by a good-sized family bathroom featuring a bath with shower over, fitted vanity unit, and WC.

Rising to the second floor, you'll find the impressive master suite. This spacious double bedroom includes ample fitted storage and benefits from its own private en suite shower room, creating a perfect retreat.

Externally, the front of the property offers an off-road allocated parking space, along with a paved pathway leading to the front door and gated side access to the rear. The rear garden is a generous, family-friendly space with a sunny south-facing aspect. It features a decked area ideal for al fresco dining and entertaining, a formal lawn, and a children's play area to the rear. A garden shed provides additional outdoor storage.

In summary, this home is perfectly located and thoughtfully arranged, offering versatile accommodation over three floors. Early viewing is highly recommended. The home is currently tenanted and therefore offers opportunity for investment buyers!



97, Radcliffe Road, Stamford, Lincolnshire

Approximate Gross Internal Area

Main House = 107 Sq M/1152 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

Total = 111 Sq M/1195 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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