



Fir Road,
Stamford, Lincolnshire, PE9 2FD

NEWTONFALLOWELL 

**Fir Road,
Stamford, Lincolnshire, PE9 2FD
£235,000 Freehold**

***GUDIE PRICE £235,000 - £245,000*NO ONWARD CHAIN**
SEE VIDEO TOUR*** Well presented three bedroom semidetached home tucked away in a quiet cul de sac in Stamford with a generous corner plot offering great potential for further development subject to planning. The property boasts a spacious living room, modern kitchen diner, three piece bathroom, ample off road parking, single garage and a mature rear garden.

The property is arranged over two floors, entering via the entrance porch which internally leads into the light and airy living room with laminate flooring. Completing downstairs is the modern kitchen diner with a wealth of units, space for a dining table and back door which opens out onto the patio. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and a three piece family bathroom.

Outside to the front a driveway offers off road parking for at least two vehicles and access to the single garage with up and over door. Gated access to the side of the property leads into the private and mature rear garden which features two patio seating areas, lawn with various mature trees, shrubs and flowers plus a lovely pergola walkway.



Entrance Hall

6'7 x 3'2 (2.01m x 0.97m)

Living Room

14'10 x 13'1 (4.52m x 3.99m)

Kitchen/Diner

14'10 x 8'1 (4.52m x 2.46m)

Landing

8'2 x 6'8 (2.49m x 2.03m)

Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Master Bedroom

11'5 x 7'11 (3.48m x 2.41m)

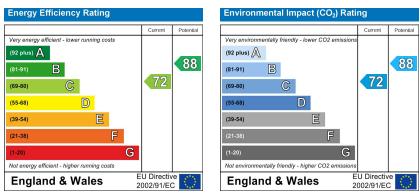
Bedroom Two

8'7 x 7'11 (2.62m x 2.41m)

Bedroom Three

7'6 x 6'8 (2.29m x 2.03m)





GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.

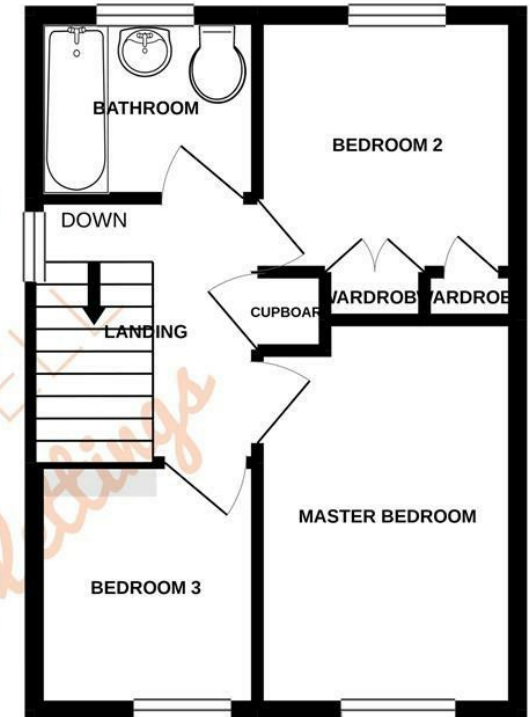
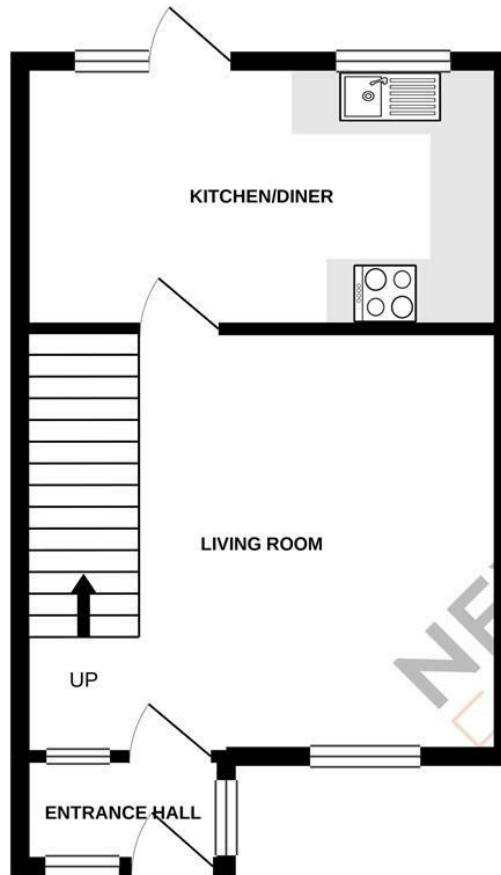
1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.

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TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.

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