

108 Lonsdale Road, Stamford, Lincolnshire, PE9 2SF

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 63	Potential: 78
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 63	Potential: 78
England & Wales EU Directive 2002/91/EC	

Set backing onto the Empingham Road playing fields, this four bedroom detached family home provides easy access to local schooling, the town centre and A1. The property does require modernisation and comes with two reception rooms, a double garage and a generous garden.

Accommodation comprises: - Entrance porch, hallway, sitting room, kitchen, dining room, lobby, utility room, cloakroom, landing, four bedrooms and a family bathroom.

To the front of the property is ample off street parking that leads to a double garage, whilst to the rear is a patio and lawn garden.

NO CHAIN

Guide Price £549,950 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Detached family home
- Four bedrooms
- Gas fired central heating
- Easy access to local schooling & the town centre
- NO CHAIN
- Backs onto Empingham Rd playing field
- Two reception rooms
- Ample off street parking & double garage
- Council Tax Band - E
- EPC - D



ACCOMMODATION:

Entrance Porch

Hallway

Cloakroom

Sitting Room
6.91m x 3.71m (22'8 x 12'2)

Kitchen
4.60m x 2.92m (15'1 x 9'7)

Dining Room
5.08m x 3.30m (16'8 x 10'10)

Lobby
2.57m x 1.24m (8'5 x 4'1)

Utility Room
2.57m x 2.06m (8'5 x 6'9)

Landing

Principal Bedroom
3.94m x 3.00m (12'11 x 9'10)

Bedroom Two
3.71m x 2.87m (12'2 x 9'5)

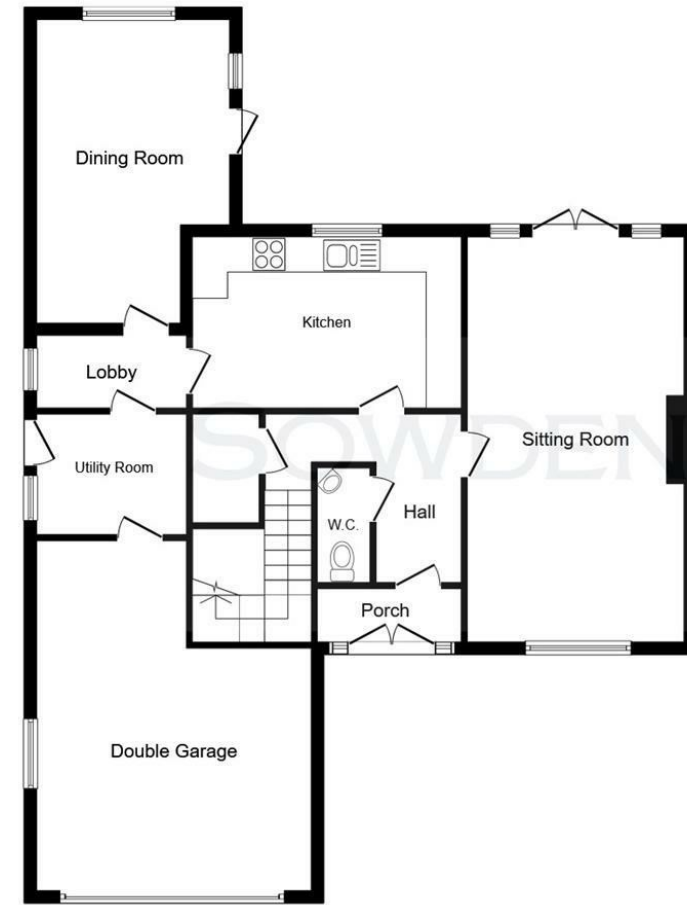
Bedroom Three
2.92m x 2.41m (9'7 x 7'11)

Bedroom Four
2.92m x 2.18m (9'7 x 7'2)

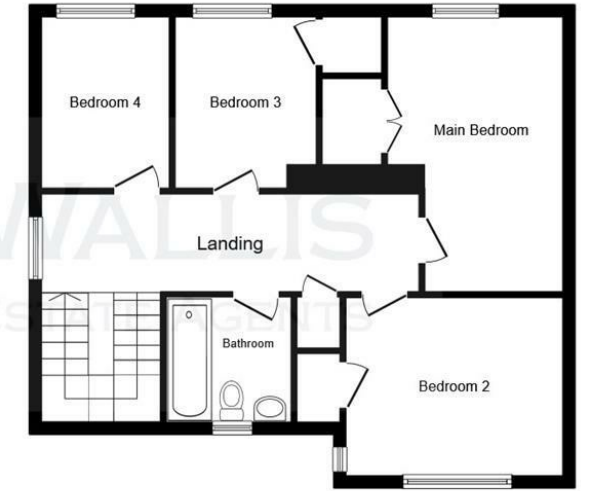
Family Bathroom
2.13m x 1.96m (7' x 6'5)

Double Garage
5.97m x 4.70m (19'7 x 15'5)

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox