

8 Ross Drive, Stamford, Lincolnshire, PE9 2JF

This beautifully presented three-bedroom detached family home is situated in a peaceful cul-de-sac, offering both tranquillity and convenience. The property boasts a spacious sitting room with bi-fold doors that lead out onto a private rear garden, perfect for relaxing or entertaining. The generous Main bedroom comes complete with its own en-suite, with there also being a family bathroom on the first floor and a cloakroom on the ground floor.

The well-designed accommodation includes an entrance hall, cloakroom, inviting sitting room, separate dining room, modern kitchen, first-floor landing, Main bedroom with en-suite, two further bedrooms and a family bathroom.

Outside, you will find off-street parking and a single garage to the front, while the west-facing rear garden features a patio area and a well-maintained lawn, ideal for outdoor living. With easy access to the town centre, local schools, and the A1, this home combines comfort, style, and practicality in a desirable location.

Asking Price £385,000 Freehold

Energy Efficiency Rating		
	Current	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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales		EU Directive 2002/91/EC

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
- Cul-de-sac location
- Main bedroom with en-suite
- Gas fired central heating
- Single garage
- Three bedrooms
- Sitting room with bi-fold doors
- Two reception rooms
- Off street parking
- EPC - C, COuncil Tax Band - D



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
4.95m x 3.58m (16'3 x 11'9)

Dining Room
3.35m x 3.23m (11' x 10'7)

Kitchen
2.95m x 2.90m max (9'8 x 9'6 max)

Landing

Main Bedroom
3.63m x 3.43m (11'11 x 11'3)

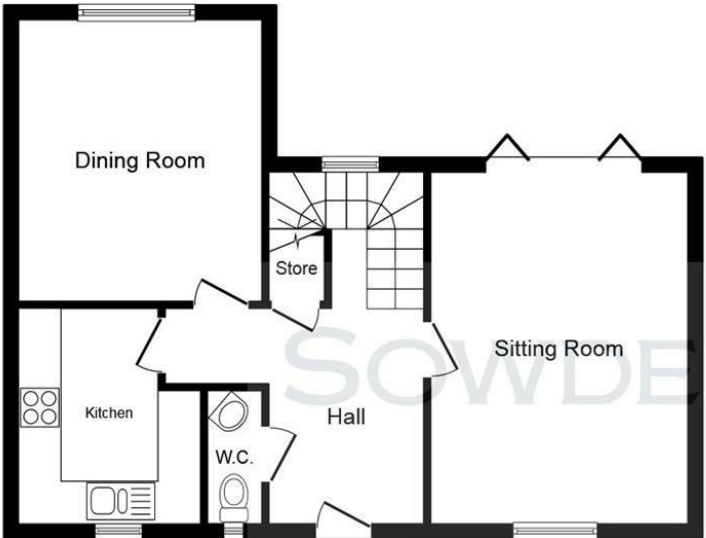
En-suite

Bedroom Two
3.25m x 3.20m (10'8 x 10'6)

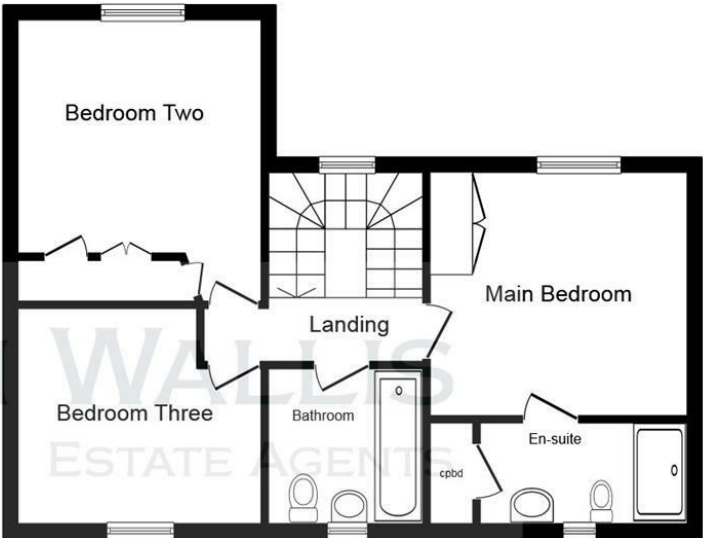
Bedroom Three
2.95m x 2.90m (9'8 x 9'6)

Family Bathroom
2.18m x 2.18m (7'2 x 7'2)

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.