

4 Lyndon Way, Stamford, Lincolnshire, PE9 2RX

Nestled in the charming area of Lyndon Way, Stamford, this semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. A versatile study, which can also serve as a fourth bedroom, is conveniently located on the ground floor, making it ideal for those who work from home or require additional living space, along with a newly fitted shower oom.

The heart of the home is undoubtedly the stylish open-plan kitchen diner, finished to a high standard. This inviting space is perfect for entertaining guests or enjoying family meals, with modern fixtures and a layout that encourages social interaction. The reception room offers a comfortable area to unwind, ensuring that the home is both functional and welcoming.

Outside, the property features a well-presented garden, complete with a decked area that is perfect for al fresco dining or simply enjoying the fresh air. The garden provides a lovely space for children to play or for gardening enthusiasts to cultivate their green fingers.

There is ample off street parking with a driveway, a valuable asset in this desirable location. Furthermore, the property enjoys easy access to local schooling, making it an excellent choice for families seeking a nurturing environment for their children.

In summary, this semi-detached house on Lyndon Way is a delightful blend of modern living and practicality, offering a high standard of finish, versatile spaces, and a lovely outdoor area. It is a must-see for anyone looking to settle in the picturesque town of Stamford.

Guide Price £415,000 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.

- Finished to a high standard
 - Stylish open plan kitchen diner
 - Well presented lawn garden with decked area and flower borders
 - Driveway parking
 - Council Tax Band - C
- Three/four bedrooms
 - Newly fitted downstairs shower room
 - Study/Bedroom Four on the ground floor
 - Gas fired central heating boiler
 - EPC- D



ACCOMMODATION:

Entrance Hall

Sitting Room

4.93m x 3.33m (16'2 x 10'11)

Kitchen Diner

5.31m x 4.78m max, 4.34m min (17'5 x 15'8 max, 14'3 min)

Utility Room

2.11m x 2.18m (6'11 x 7'2)

Study/Bedroom Four

2.95m x 2.36m (9'8 x 7'9)

Shower Room

1.63m x 1.45m (5'4 x 4'9)

Landing

Bedroom One

3.66m x 3.53m (12'0 x 11'7)

Bedroom Two

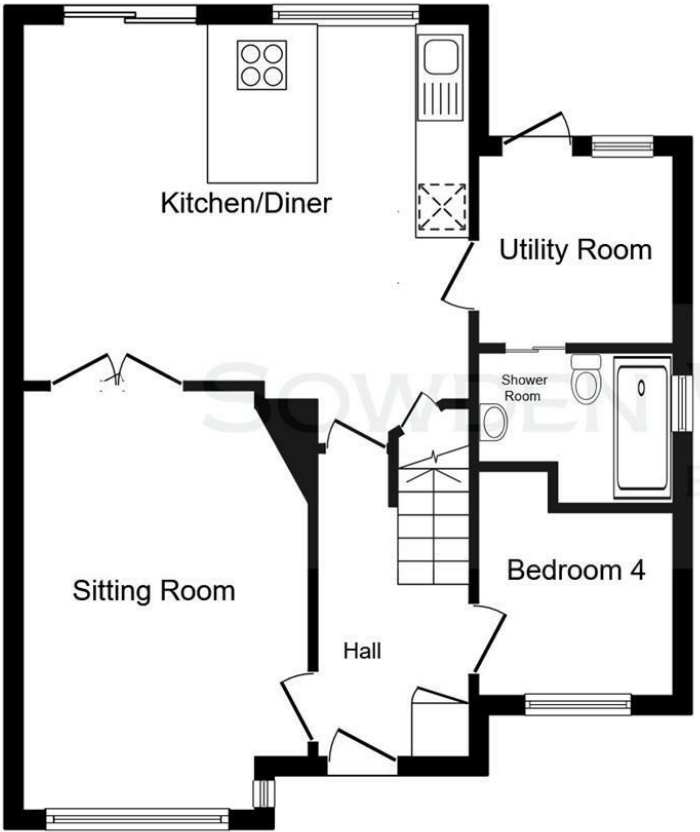
3.48m x 2.97m (11'5 x 9'9)

Bedroom Three

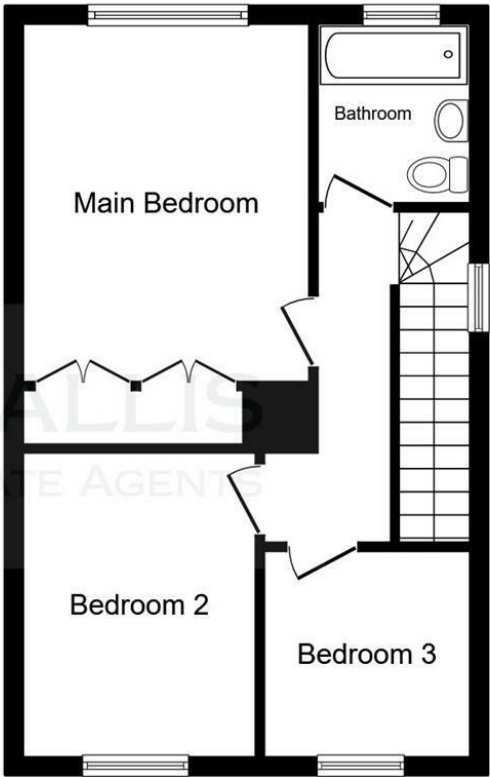
2.34m x 2.16m (7'8 x 7'1)

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

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