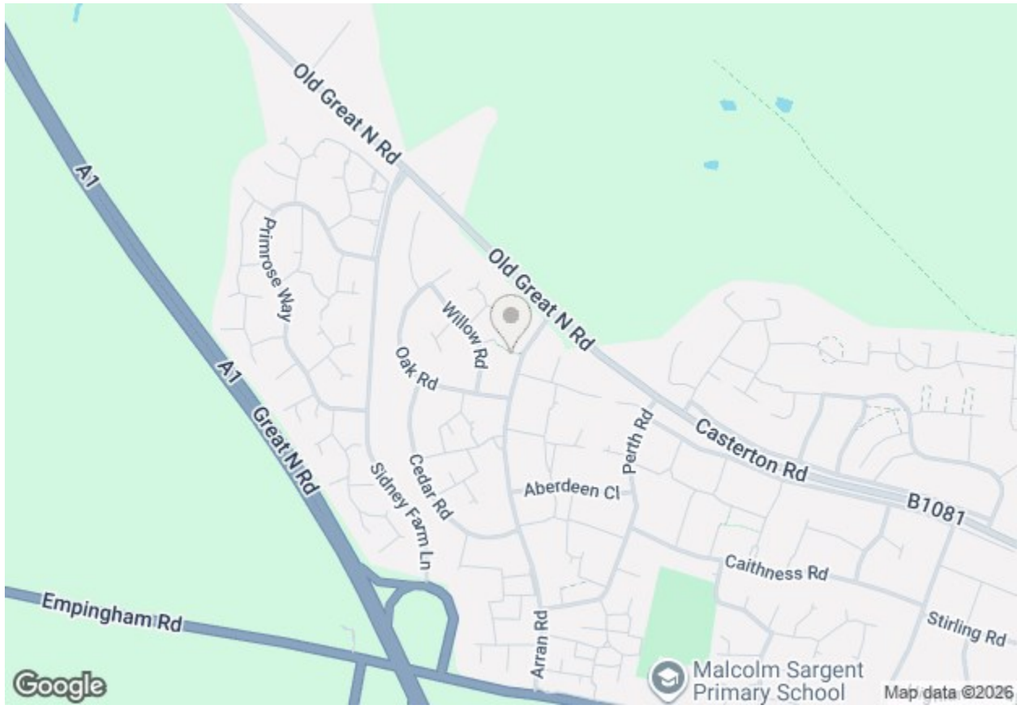
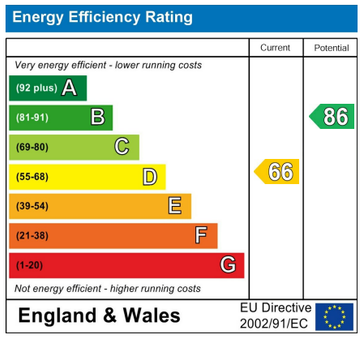
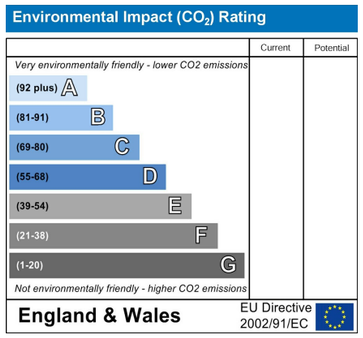
Sowden Wallis
Estate Agents







79 Arran Road, Stamford, Lincolnshire, PE9 2XT

Nestled at the end of a private driveway off Arran Road in Stamford, this delightful link-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, including a spacious principal bedroom that offers a serene retreat for relaxation.

The heart of the home is undoubtedly the modern kitchen which has been recently refurbished. The house further benefits from an entrance porch and a bright welcoming reception room as well as a newly refitted bathroom.

Additionally, the property offers parking for two vehicles as well as a single garage, ensuring convenience and great storage. To the rear is a generous and well maintained garden, mainly laid to lawn with a good sized shed.

The property is being offered to the market with no onward chain.

£250,000 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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Gas fired central heating
- Easy access to the Malcolm Sargent Primary School
- Well presented patio & lawn rear garden
- Council Tax Band - C, EPC - D
- Set back from the road
- Parking and garage
- Refurbished kitchen and bathroom
- NO CHAIN

ACCOMMODATION:

Entrance Porch
2.01m x 0.79m (6'7 x 2'7)

Sitting Room
4.50m x 3.99m (14'9 x 13'1)

Kitchen Diner
4.50m x 2.49m (14'9 x 8'2)

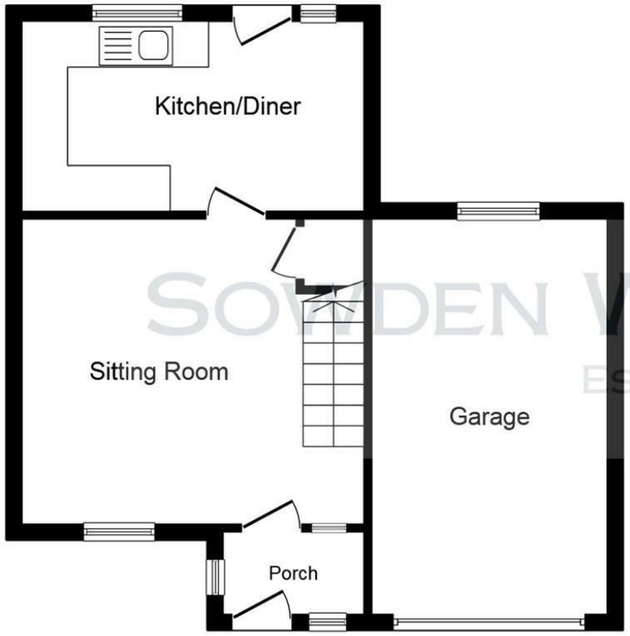
Landing

Main Bedroom
4.52m max, 2.44m min x 3.96m into fitted wardrobes
(14'10 max, 8' min x 13' into fitted wardrobes)

Bedroom Two
2.57m x 2.39m (8'5 x 7'10)

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

FLOOR PLAN:



Ground Floor

First Floor

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Total floor area 78.0 sq.m. (839 sq.ft.) approx

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