

5 Lyndon Way, Stamford, PE9 2RX

Located on the popular estate just off of Empingham Road, we are pleased to present to the market this beautifully renovated semi-detached home. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a desirable location.

The house has undergone a comprehensive renovation, ensuring that every corner reflects contemporary style and functionality. A notable feature is the impressive two-storey extension, which enhances the living space and provides ample room for relaxation and entertainment. The open-plan living area is particularly striking, creating a seamless flow between the kitchen, dining, and lounge spaces. This design not only maximises natural light but also fosters a warm and inviting atmosphere for family gatherings and social occasions.

In addition to the stunning interior, the property boasts new windows and doors, contributing to improved energy efficiency and security. The thoughtful renovations throughout the house mean that you can move in with ease, without the need for immediate updates or repairs.

Situated in Stamford, a town renowned for its rich history and picturesque surroundings, this home is conveniently located near local amenities, schools, and parks. Whether you are looking to enjoy leisurely strolls along the River Welland or explore the vibrant town centre, this property offers an excellent base for a fulfilling lifestyle.

In summary, this semi-detached house on Lyndon Way is a remarkable opportunity for those seeking a modern, spacious, and beautifully finished home in a sought-after area. Do not miss the chance to make this stunning property your own.

£450,000

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		
	66	79
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.

- Extended four bedroom home
 - New windows and doors
 - Generous rear garden
 - Utility and downstairs W/C
 - EPC: D Council Tax: C
- Renovated throughout
 - Modern open plan layout
 - Ample parking on driveway
 - NO CHAIN



ACCOMMODATION:

Entrance Hallway

Living Room
5.16m x 4.93m (16'11 x 16'2)

Dining area
2.79m x 2.64m (9'2 x 8'8)

Kitchen diner
5.08m x 3.66m (16'8 x 12'0)

Utility room
3.20m x 2.49m (10'6 x 8'2)

W/C

First floor landing

Principal bedroom
3.51m x 3.07m (11'6 x 10'1)

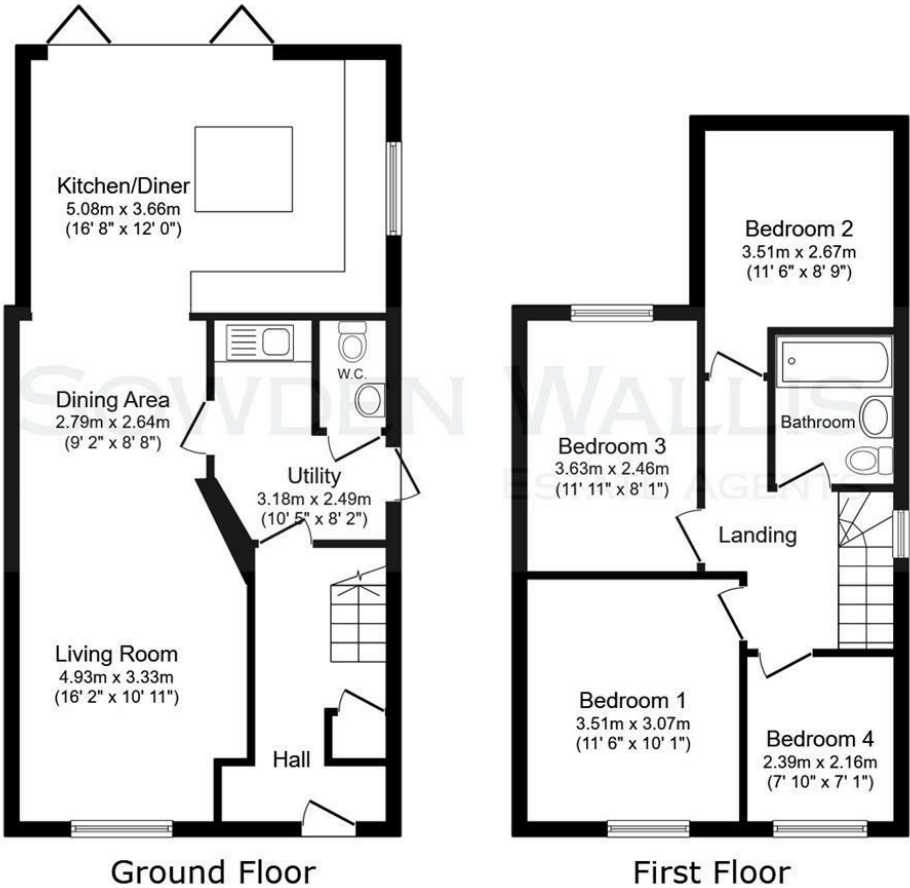
Bedroom Two
3.51m x 2.67m (11'6 x 8'9)

Bedroom Three
3.63m x 2.46m (11'11 x 8'1)

Bedroom Four
2.39m x 2.16m (7'10 x 7'1)

Bathroom

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io