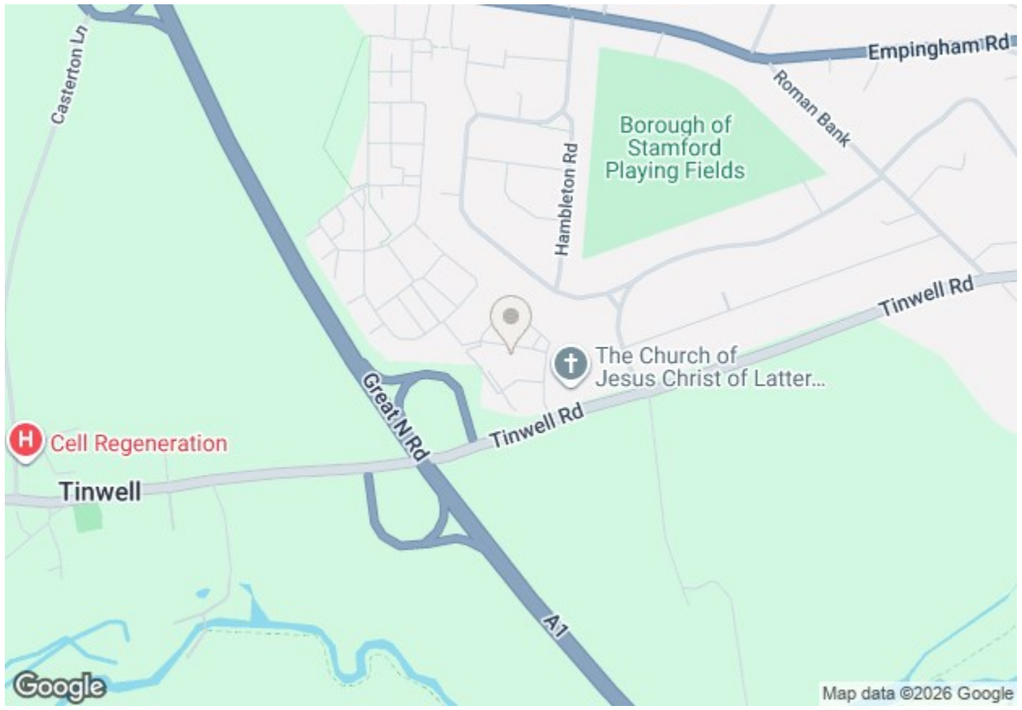
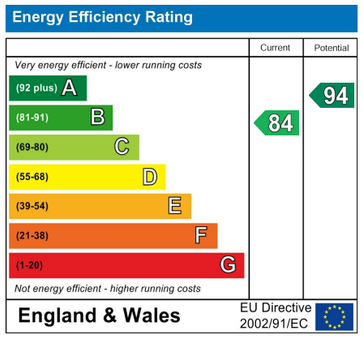
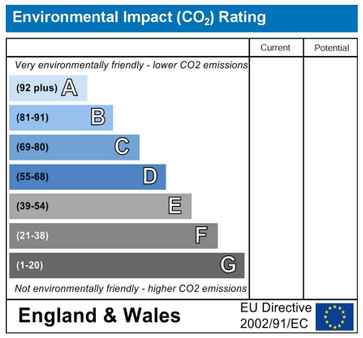
Sowden Wallis
Estate Agents







17 Culpepper Way, Stamford, PE9 3WL

Beautifully presented and stylishly updated by the current owners, this modern three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for families and professionals alike. Conveniently situated, the property provides easy access to the town centre, the A1 and well-regarded local schooling.

Finished to a high standard throughout, the ground floor has been enhanced with new flooring and comprises a contemporary kitchen, a bright and welcoming sitting room with patio doors opening directly onto the rear garden, and a convenient ground floor cloakroom. The south-facing landscaped garden provides a wonderful outdoor space, perfect for relaxing and entertaining.

The first floor offers two well-proportioned bedrooms and a modern family bathroom, with the generous second bedroom providing excellent flexibility for family living or home working.

Occupying the entire top floor is an impressive principal suite, featuring a vaulted ceiling, fitted wardrobes and a stylish en-suite shower room, creating a superb private retreat.

Externally, the property benefits from a driveway providing off-street parking, a single garage and a beautifully landscaped south-facing rear garden.

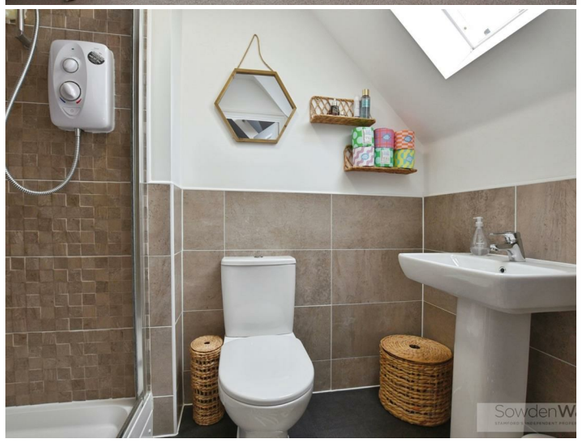
Combining contemporary styling, spacious accommodation and a highly convenient location, this exceptional home is presented in excellent condition throughout. Viewing is highly recommended.

Asking Price £379,995 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

- Modern semi-detached home
- Spacious Principal Bedroom with en-suite on the top floor
- New flooring throughout the ground floor
- Generous second bedroom on the first floor
- Driveway and single garage
- Three bedrooms
- Finished to a high standard
- Gas fired central heating
- Landscaped low maintenance south facing garden
- Council Tax Band - C , EPC - B



ACCOMMODATION:

Entrance Hall
4.52m x 1.65m (14'10 x 5'5)

Cloakroom
1.88m x 1.02m (6'2 x 3'4)

Sitting Room
4.78m x 3.71m (15'8 x 12'2)

Kitchen
3.40m x 3.02m max, 2.54m min (11'2 x 9'11 max, 8'4 min)

Landing

Bedroom Two
4.78m x 3.35m (15'8 x 11')

Bedroom Three
2.57m x 2.90m (8'5 x 9'6)

Family Bathroom
2.54m x 1.91m (8'4 x 6'3)

Principal Bedroom
5.28m to fitted wardrobes x 4.78m max, 3.28m min (17'4 to fitted wardrobes x 15'8 max, 10'9 min)

En-suite
2.26m x 1.40m (7'5 x 4'7)

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