

36 Hambleton Road, Stamford, Lincolnshire, PE9 2RY

This three bedroom detached family home backs onto the Empingham Road playing fields and Stamford Rugby Club, and offers lovely views over Stamford and its church spires. The property has been extended and as well as coming with a lounge diner, there is also a garden room and cloakroom.

The accommodation comprises: - Entrance hall, bay fronted lounge diner, kitchen, garden room, cloakroom, landing , Three bedrooms and a family bathroom.

To the front and side is a driveway that provides off street parking and leads to a generous garage, whilst to the rear is a east south east garden with that backs onto the playing field.

Situated in a popular residential location, this home provides easy access to both the Malcolm Sargent and St gilbert Primary Schools, as well as the town centre and A1.

Asking Price £420,000 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 three bedroom home
  - Lounge diner with garden room
  - Backs onto Empingham Road playing fields
  - East/south east garden
  - Council Tax Band - D
- Stunning views over Stamford & Empingham Road playing fields
  - Easy access to the Malcolm Sargent and St Gilbert's primary schools
  - Off street parking & generous garage
  - Annually serviced gas fired central heating
  - EPC - C



ACCOMMODATION:

Entrance Hall

Sitting Room  
4.32m x 3.76m (14'2 x 12'4)

Dining Room  
3.02m x 2.79m (9'11 x 9'2)

Kitchen  
2.77m x 2.46m (9'1 x 8'1)

Garden Room  
2.29m x 1.88m (7'6 x 6'2)

Cloakroom  
1.91m x 0.84m (6'3 x 2'9)

Landing

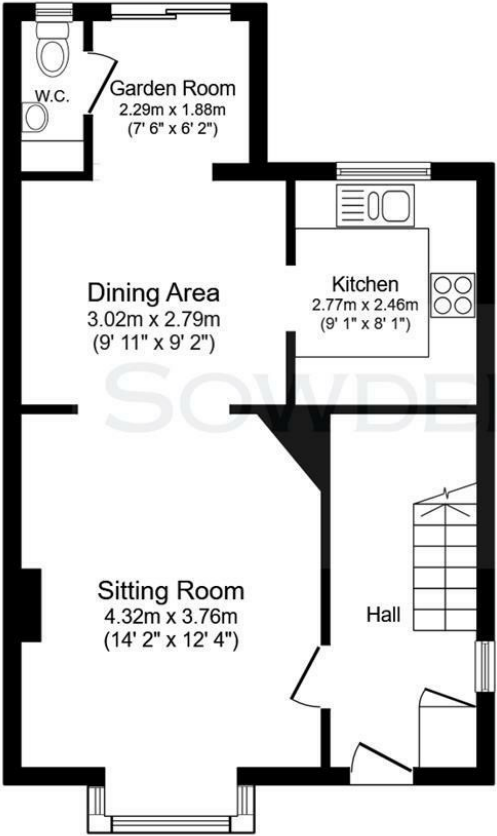
Main Bedroom  
3.73m x 3.73m (12'3 x 12'3)

Bedroom Two  
3.45m x 3.30m (11'4 x 10'10)

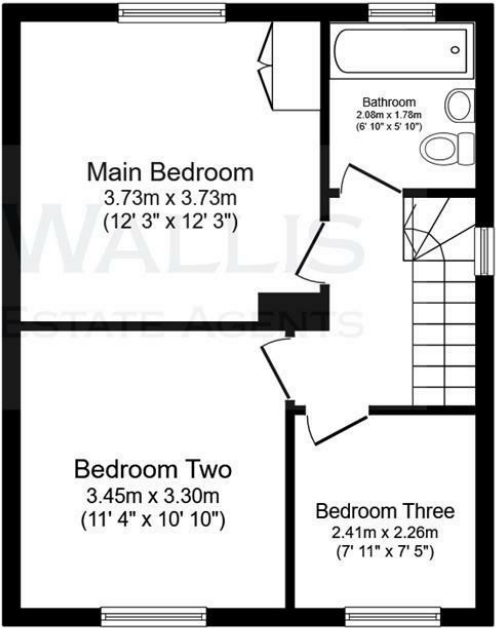
Bedroom Three  
2.41m x 2.26m (7'11 x 7'5)

Family Bathromm  
2.08m x 1.78m (6'10 x 5'10)

FLOOR PLAN:



Ground Floor



First Floor

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](http://www.Propertybox.io)