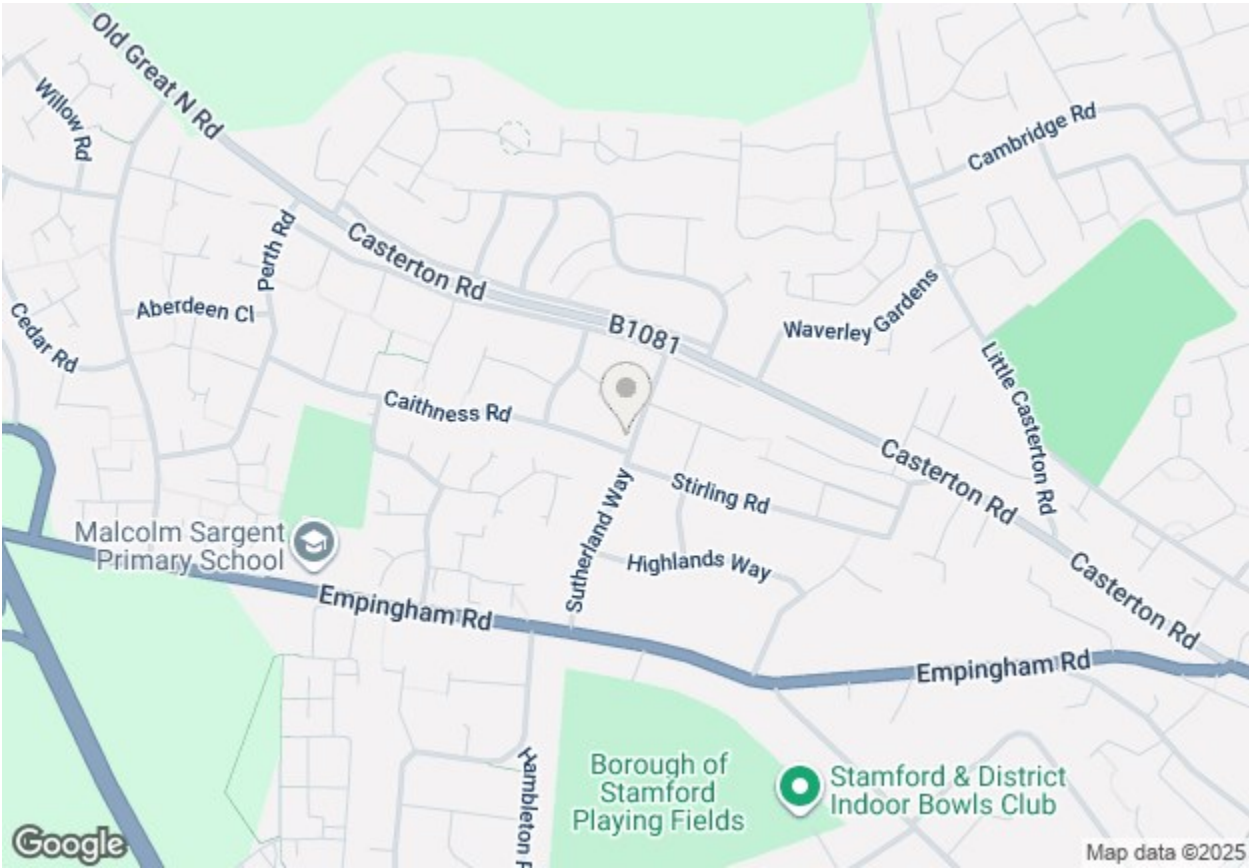




51 Sutherland Way, Stamford, PE9 2TD

Extended Three-Bedroom Semi-Detached Home – Stylish Kitchen, Garage, and Convenient Stamford Location – No Chain

This extended three-bedroom semi-detached home offers generous and versatile family accommodation in a sought-after location, close to Malcolm Sargent Primary School, local amenities, and within easy reach of Stamford town centre and the A1.

The ground floor features two well-proportioned reception rooms, providing excellent flexibility for family living and entertaining. The stylish modern kitchen is fitted to a high standard, benefiting from underfloor heating, while a useful utility room adds further practicality.

Upstairs, there are three comfortable bedrooms and a family bathroom, making this home ideal for growing families or professionals seeking space and convenience.

Outside, the property includes off-street parking and a single garage, while to the rear lies a north-west facing garden, offering a pleasant, low maintenance out door space.

Further features include gas fired central heating and double glazing throughout.

Offered to the market with no onward chain, this well-presented and thoughtfully extended home combines space, style, and an excellent location — perfect for those looking to move straight into a comfortable and conveniently situated property.

Guide Price £315,000 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		
	69	77
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 family home
 - Walking distance to the Malcolm Sargent Primary School
 - Extended kitchen with underfloor heating
 - Utility room
 - Council Tax Band - C, EPC - C
- Three bedrooms
 - Two reception rooms
 - Gas fired central heating
 - Driveway and garage
 - NO CHAIN



ACCOMMODATION:

- Porch**
1.73m x 0.61m (5'8 x 2')

Entrance Hall

Sitting Room
5.41m x 3.33m (17'9 x 10'11)

Dining Room
2.82m x 2.67m (9'3 x 8'9)

Kitchen
3.53m x 3.28m max (11'7 x 10'9 max)

Utility Room
3.02m x 1.75m (9'11 x 5'9)

Landing
- Main Bedroom**
3.58m x 3.10m (11'9 x 10'2)

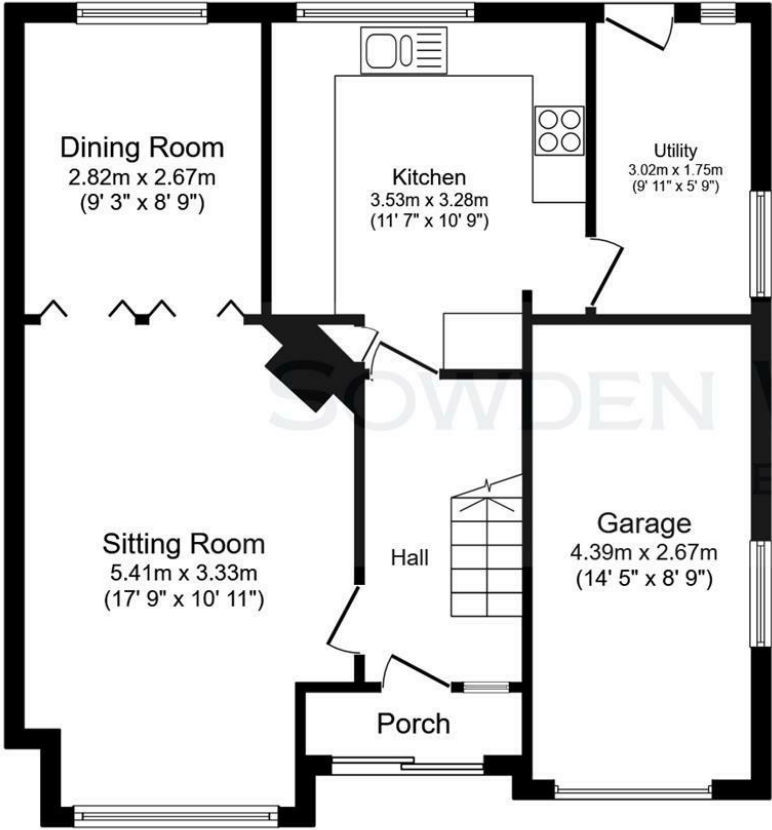
Bedroom Two
3.71m x 3.35m (12'2 x 11')

Bedrom Three
2.49m x 2.08m (8'2 x 6'10)

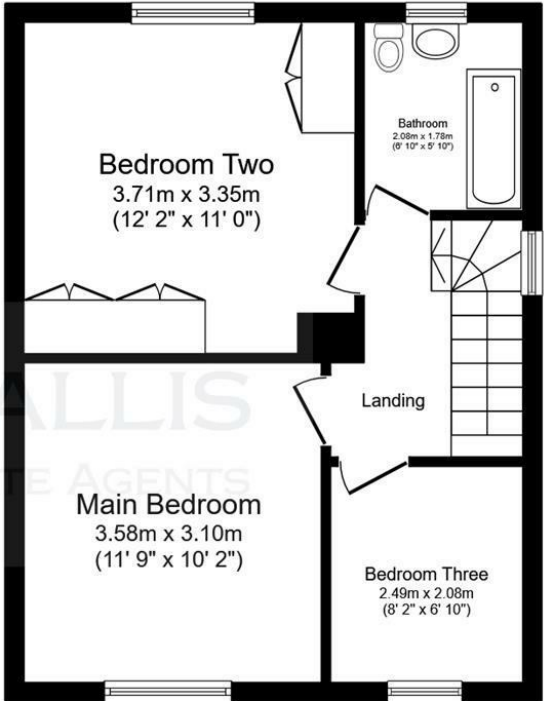
Bathroom
2.08m x 1.78m (6'10 x 5'10)

Single Garage
4.39m x 2.67m (14'5 x 8'9)

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