



## 17 Lindsey Road, Stamford, PE9 1SF

Situated within easy reach of Stamford town centre and local amenities, this three bedroom semi-detached home offers a fantastic opportunity for buyers seeking a property with scope to modernise and improve. The property is offered with NO CHAIN and presents excellent potential.

The accommodation includes two reception rooms, providing flexible living space, along with a kitchen and three bedrooms. The layout offers a solid foundation for refurbishment, allowing purchasers to tailor the home to their own requirements.

Externally, the property benefits from attached storage rooms, offering useful additional space with potential for further use, subject to planning. The rear garden features a selection of fruit trees, creating an established outdoor area, while to the front there is ample off-street parking.

A property with great potential in a convenient location, ideal for those looking to create a home to their own specification.

**Asking Price £265,000 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	
	78
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.

- Semi-detached home
- Two reception rooms
- Generous accommodation
- Store rooms to the side of the property
- Council Tax Band - B , EPC - E

- Three bedrooms
- Modernisation required
- Electric heating
- Off street parking
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**  
3.18m x 1.98m (10'5 x 6'6)

**Sitting Room**  
3.94m x 3.78m (12'11 x 12'5)

**Dining Room**  
3.20m x 3.02m (10'6 x 9'11)

**Kitchen**  
3.94m max, 3.23m min x 2.72m (12'11 max, 10'7 min x 8'11)

**Covered Passageway**  
4.29m x 1.07m (14'1 x 3'6)

**Store**  
2.24m max x 1.75m (7'4 max x 5'9)

**Store**  
1.60m max x 1.04m (5'3 max x 3'5)

**W/C**  
0.97m max x 1.45m (3'2 max x 4'9)

**Landing**

**Main Bedroom**  
3.66m x 3.94m (12' x 12'11)

**Bedroom Two**  
3.63m max, 3.05m min x 3.25m (11'11 max, 10' min x 10'8)

**Bedroom Three**  
3.02m x 2.18m (9'11 x 7'2)

**Bathroom**  
2.18m x 1.65m (7'2 x 5'5)

**FLOOR PLAN:**