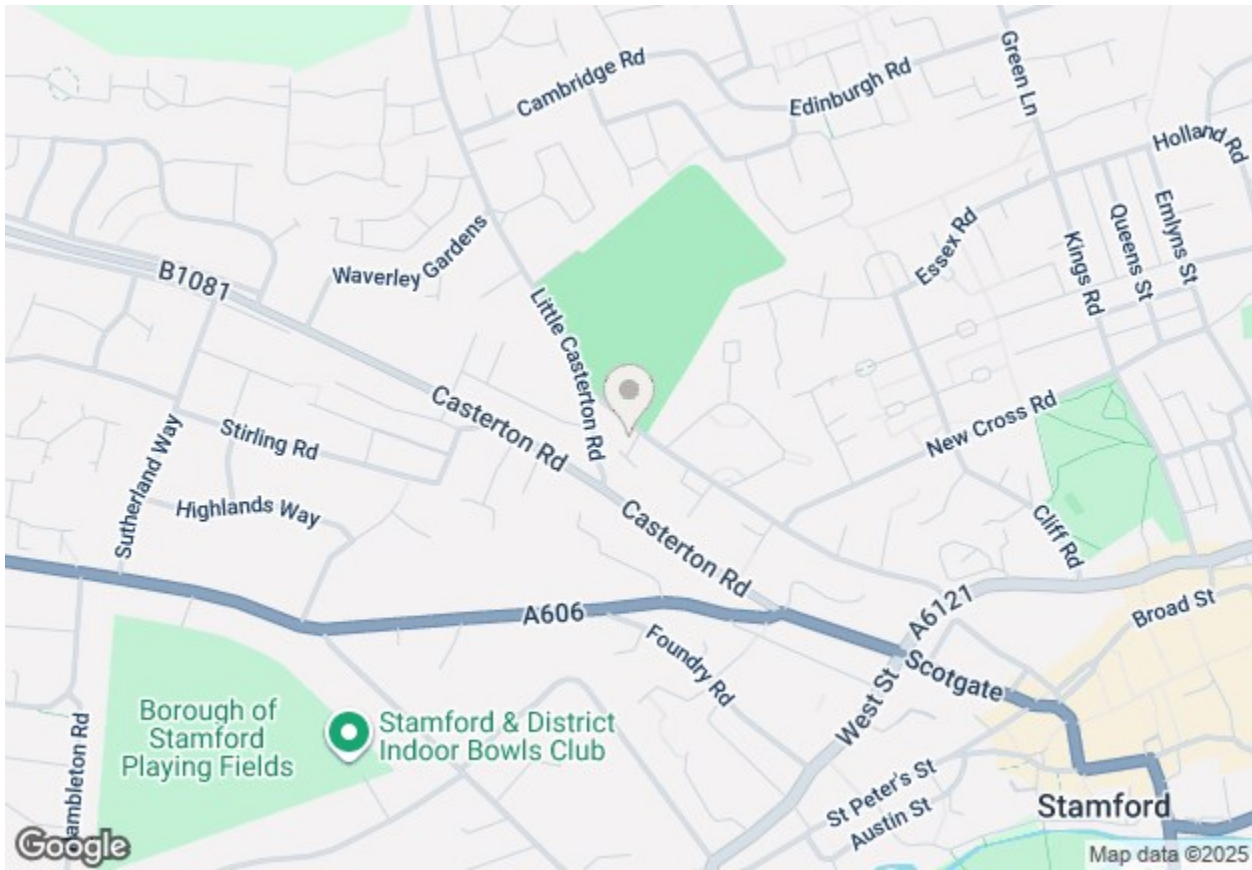




113 Radcliffe Road, Stamford, PE9 1AU

Spacious and much improved family home situated within walking to distance of the historic town centre of Stamford. This well appointed and beautifully presented property offers versatile living accommodation including lounge, refitted kitchen/dining room and sitting room to the ground floor.

The first floor offers generous bedroom space with the Main Bedroom having en-suite shower room, two further double bedroom, study and a refitted family bathroom.

In addition there is a ground floor fourth bedroom with en-suite shower room and its own living area that offers potential as an annex area or home office space or additional family living space which is both its own independent space and connected to the heart of the property.

Outsides, there is off parking for multiple vehicles, a garage and well maintained gardens,

Its light southerly aspect, stylish contemporary finish and multiple options on how to use its spacious accommodation should place this wonderful home at the top of your viewing list.

Viewing highly recommended.

**Asking Price £510,000 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.



- Spacious and Versatile family home
  - Four Bedrooms
  - Refitted Kitchen / Dining Room
  - Established Gardens and Ample Off Street Parking
- Central Location
  - Ground Floor bedroom and En-Suite Shower Room
  - Three Reception Rooms
  - Council Tax Band C



ACCOMMODATION:

- Entrance Hall

W/C

Lounge  
5.44m x 3.30m (17'10 x 10'10)

Kitchen Dining Room  
5.44m x 4.95m (17'10 x 16'3)

Sun Room  
5.18m'1.83m x 4.14m (17"6 x 13'7)

Rear Hall

Landing/Office Area

Bedroom One  
5.11m x 2.69m (16'9 x 8'10)
- Ensuite

Bedroom Two  
3.94m x 3.28m (12'11 x 10'9)

Bedroom Three  
3.81m x 3.33m (12'6 x 10'11)

Family Bathroom

Annex Living Room  
4.19m x 2.69m (13'9 x 8'10)

Annex Bedroom  
5.77m x 3.33m (18'11 x 10'11)

Annex En-suite

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