

## 8 Caithness Road, Stamford, Lincolnshire, PE9 2TE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
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	83
(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	
66	
EU Directive 2002/91/EC	

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This beautifully renovated and extended three-bedroom semi-detached home has been finished to a high standard by the current owners and is situated within a popular area of Stamford, offering easy access to Malcolm Sargent Primary School, local amenities, the A1, and the town centre.

The property provides stylish accommodation arranged over two floors. A welcoming entrance hall leads to a well-proportioned sitting room, ideal for everyday living. To the rear, the home has been extended to create a superb open plan kitchen, dining and living space, fitted with contemporary units, quartz work surfaces, integrated appliances and a central island. French doors open directly onto the rear garden, creating a bright and sociable environment.

To the first floor are two double bedrooms, a further single bedroom, and a modern, fully tiled three-piece family bathroom.

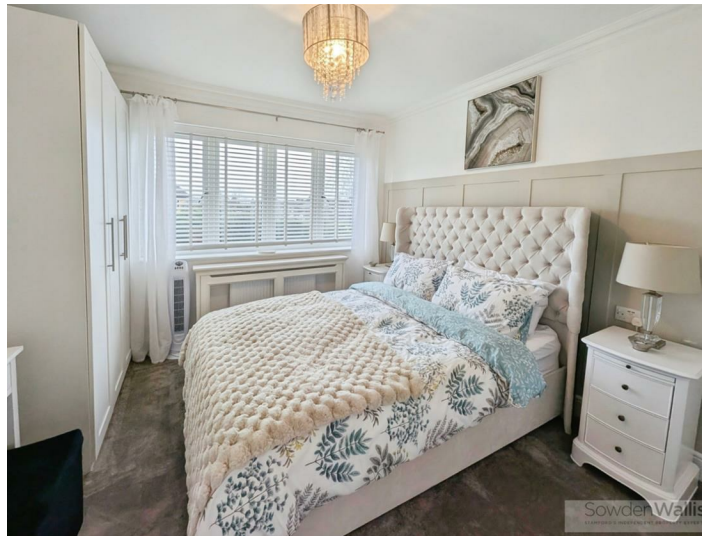
Externally, the property benefits from a block-paved driveway providing ample off-street parking. Gated side access leads to a workshop/summer house and the rear garden, which is mainly laid to lawn.

Finished and presented to a high standard throughout, this attractive home combines modern living with a convenient and well-connected location, making it an excellent choice for families and professionals alike.

**Asking Price £349,995 Freehold**

- Finished to a high standard
- Stylish open plan kitchen diner family room
- Renovated throughout by the current owner
- Block paved driveway, single garage & garden room/workshop
- Council Tax Band - C

- Extended semi-detached home
- Easy access to the Malcolm Sargent Primary School & A1
- Gas fired sitting room
- Lawn and patio garden
- EPC - D



#### ACCOMMODATION:

**Entrance Hall**  
4.78m x 1.78m (15'8 x 5'10)

**Sitting Room**  
4.95m x 3.33m (16'3 x 10'11)

**Open Plan Kitchen Diner Family Room**  
5.23m max x 4.80m max (17'2 max x 15'9 max )

**Landing**

**Main Bedroom**  
3.40m x 2.97m (11'2 x 9'9)

**Bedroom Two**  
3.71m x 3.33m (12'2 x 10'11)

**Bedroom Three**  
2.54m x 2.164m (8'4 x 7'1)

**Bathroom**  
2.08m x 1.80m (6'10 x 5'11)

#### 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)