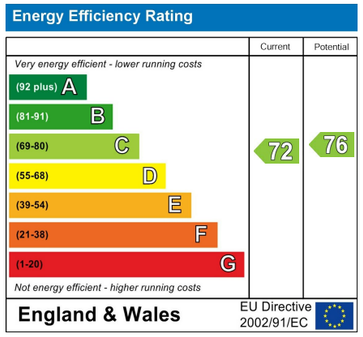
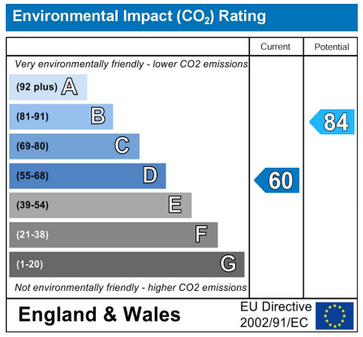




25 Lincoln Road, Stamford, Lincolnshire, PE9 1SH

An extended three-bedroom family home offering a superb combination of versatile living space, stylish presentation and practical family accommodation. The property has been thoughtfully enhanced to create a particularly impressive open-plan kitchen/dining area which flows seamlessly into a cosy snug, complete with a woodburning stove, creating a wonderful space for both everyday living and entertaining.

A separate bay-fronted sitting room provides a more formal reception space, while the ground floor is further complemented by a useful utility room and downstairs shower room.

To the first floor are three well-proportioned bedrooms, together with a modern family bathroom. The accommodation provides an excellent balance of reception and bedroom space, making this an ideal home for growing families.

The property is warmed by gas-fired central heating, with the boiler having been installed approximately three years ago, with underfloor heating in the kitchen diner and family bathroom.

Outside, the property benefits from off-street parking and a single garage, providing useful additional storage and parking. The rear garden combines a paved patio with lawn, offering a practical and attractive space for outdoor dining, entertaining and family enjoyment.

With its impressive open-plan kitchen and snug, versatile reception accommodation and well-presented interiors, this is a superb family home offering considerably more space than might initially be expected.

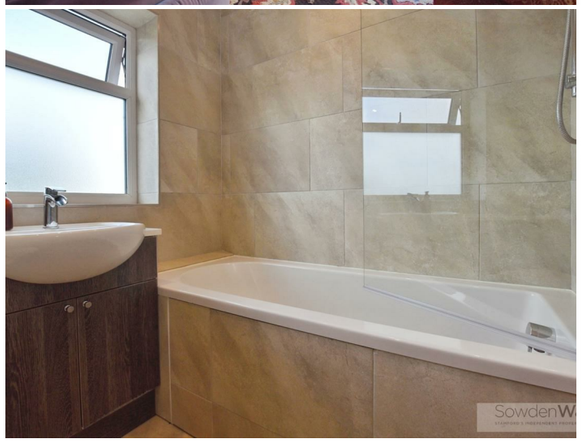
Viewing is highly recommended to fully appreciate the level of accommodation, versatility and standard of finish on offer.

Asking Price £349,995 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.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Extended family home
- Three bedrooms
- Down stairs shower room
- Gas fired central heating
- Patio & lawn garden
- Stunning open plan kitchen diner & snug
- Bay fronted sitting room
- Family bathroom to the first floor
- Off street parking & Single garage
- Council Tax Band - B, EPC - TBC



ACCOMMODATION:

Entrance Hall

Sitting Room
3.84m x 2.69m (12'7 x 8'10)

Snug
3.84m x 4.11m (12'7 x 13'6)

Kitchen / Diner
3.63m x 6.71m (11'11 x 22)

Shower Room
2.57m x 1.35m (8'5 x 4'5)

Cloakroom
2.08m x 1.27m (6'10 x 4'2)

Garage
3.78m x 3.12m (12'5 x 10'3)

Landing

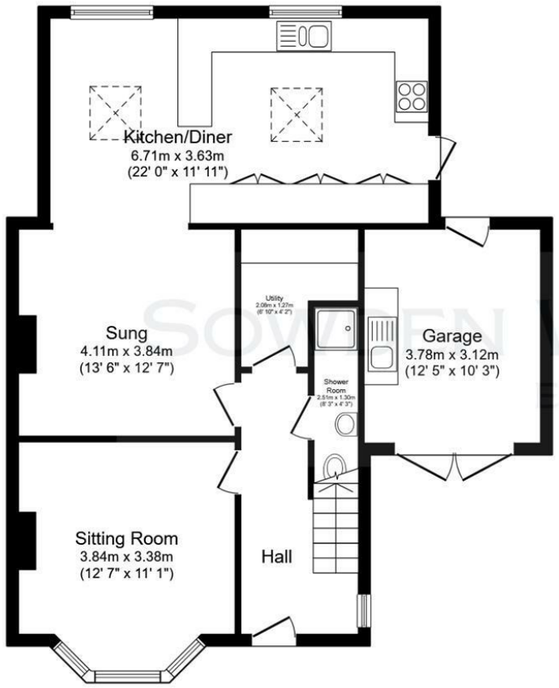
Bathroom
1.78m x 2.08m (5'10 x 6'10)

Bedroom 1
3.84m x 3.48m (12'7 x 11'5)

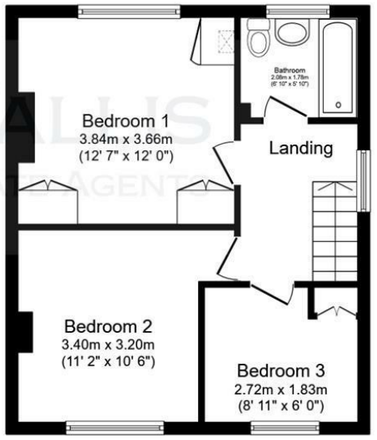
Bedroom 2
3.40m x 3.20m (11'2 x 10'6)

Bedroom 3
2.72m x 1.83m (8'11 x 6')

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