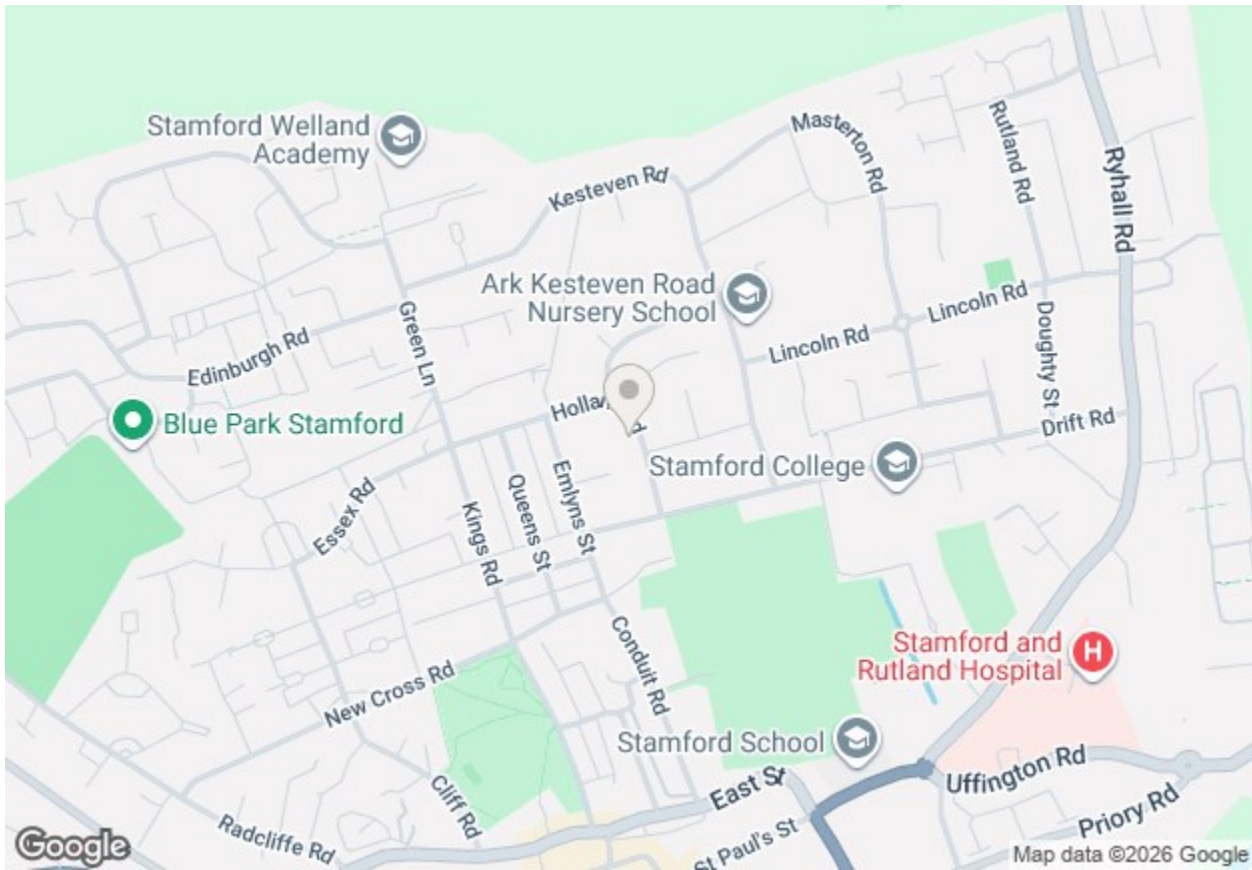




15 Holland Road, Stamford, PE9 1SA

| 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 |         |           |
|                                             | 73      | 77        |
| 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.

Beautifully presented and thoughtfully extended, this exceptional four-bedroom semi-detached home offers stylish and versatile accommodation, finished to a high standard throughout and ideally suited to modern family living.

A particular highlight of the property is the stunning open-plan kitchen diner, creating a superb hub for everyday living and entertaining, with a bright and sociable layout designed for modern family life. The ground floor also benefits from a versatile annexe bedroom with its own wet room, making it ideal for multi-generational living, guests or those seeking accessible accommodation.

To the first floor are three well-proportioned bedrooms, served by a contemporary shower room finished in a modern style.

Further benefits include gas-fired central heating and high-quality presentation throughout, allowing the property to be enjoyed from day one.

Externally, the property enjoys ample hard-standing off-street parking to the front, while the generous rear garden features a patio seating area, lawn and a productive vegetable patch, providing an excellent space for outdoor dining, gardening and family enjoyment.

Combining spacious accommodation, flexible living and high-quality finishes, this outstanding home offers a fantastic opportunity for a wide range of purchasers. Viewing is highly recommended to fully appreciate the accommodation and outside space on offer.

Asking Price £335,000 Freehold

- Extended semi-detached home
- Three further bedrooms on the first floor
- Finished to a high standard throughout
- Ample off street parking
- Council Tax Band - B
- Ground floor bedroom with wet room en-suite
- Stylish open plan kitchen diner
- Gas fired central heating
- Generous west facing garden
- EPC - TBC



ACCOMMODATION:

**Entrance Hall**  
3.25m x 1.98m (10'8 x 6'6)

**Sitting Room**  
3.94m x 3.81m (12'11 x 12'6)

**Kitchen/Diner**  
3.12m x 5.87m (10'3 x 19'3)

**Side Entrance Hall**  
5.59m x 0.97m (18'4 x 3'2)

**Wet Room**  
4.09m x 1.50m (13'5 x 4'11)

**Annexe Bedroom**  
3.35m x 2.62m (11 x 8'7)

**Landing**  
2.36m x 2.18m (7'9 x 7'2)

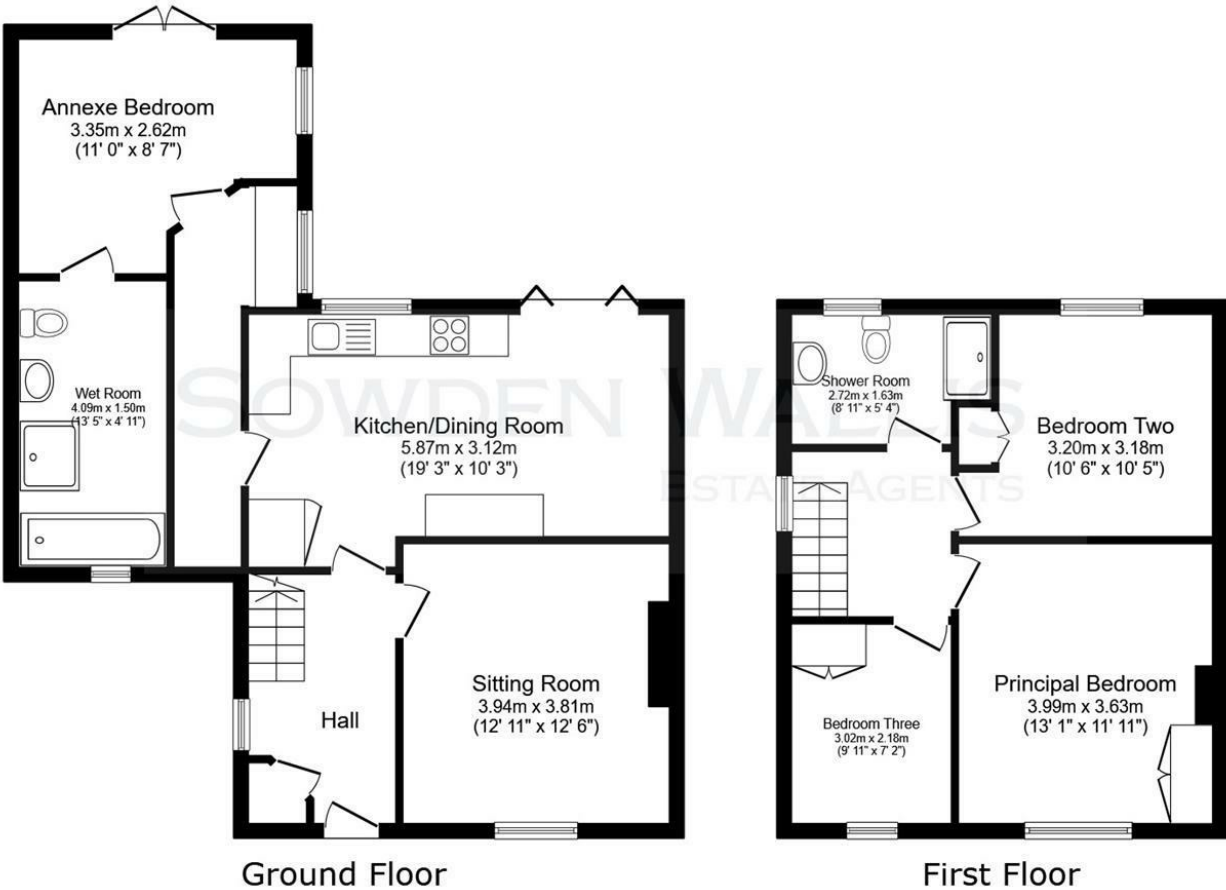
**Principal Bedroom**  
3.63m x 3.99m (11'11 x 13'1)

**Bedroom Two**  
3.18m x 3.00m (10'5 x 9'10)

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

**Shower Room**  
1.63m x 2.72m (5'4 x 8'11)

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)