

New Cross Road, PE9 1QZ
Stamford
Lincolnshire
£675,000

Hurfords



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- Four Bedroom Detached Home
- Single Garage
- Enclosed South Facing Rear Garden
- Plenty of Off Road Parking
- Huge Potential
- Close to Stamford Town Centre

Ardnaree, New Cross Road Stamford Lincolnshire PE9 1QZ

Offering huge potential, this 4 bedroom detached home is in walking distance of Stamford town centre and the recreation ground. It is rare to find a house this close to the centre with so much parking and the South facing element picks up views of the chimney pots in to town and gets sun all day.

Entering through the front door you are met with a generous hall with stairs to the first floor. To the left is a large lounge stretching the depth of the house benefitting from a window to the front and a large set of double doors to the rear bringing in bags of light in to the room. To the right of the ground floor is dining room which could double as a playroom or home office subject to requirements. To the rear is a great sized kitchen leading on to a utility room with access to the garage.

Moving upstairs there are 3 great sized double bedrooms and a good sized single, two rooms benefitting from fitted wardrobes. All of these rooms share the generous family bathroom with a large bath, basin & W/C.

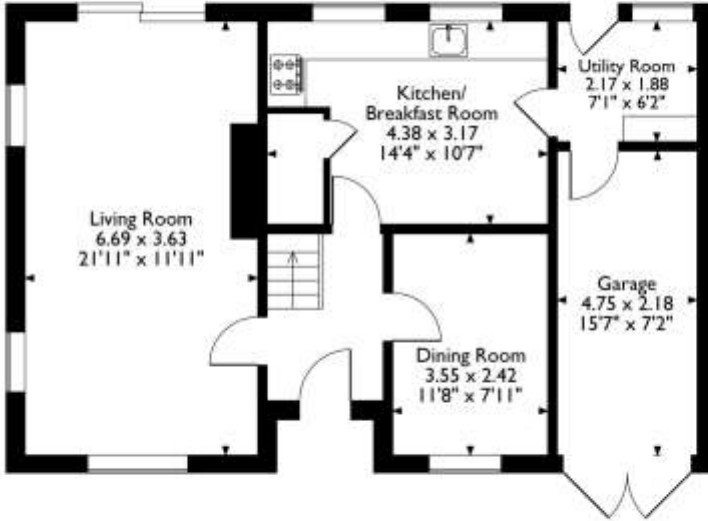
Outside to the front is a gravelled driveway offering ample off road parking and access to the single garage with double doors. The front garden is mature full of shrubbery and mature trees. The rear garden is fully enclosed and private with a south facing aspect. There's a lovely patio seating area and lawn with borders full of flowers and shrubbery.

Viewing this home is essential to take in the huge potential on offer so close to the town centre!

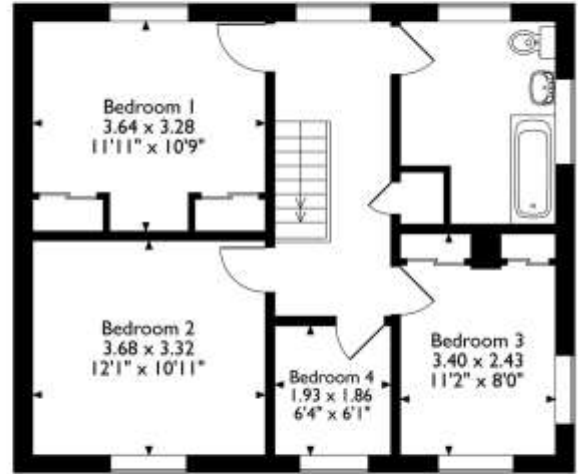


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Ardnaree, NewCross Road, Stamford, Lincolnshire
Approximate Gross Internal Area
124 Sq M/1335 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Living Room 21'11" x 11'11"
- Dining Room 11'8" x 7'11"
- Kitchen/Breakfast Room 14'4" x 10'7"
- Utility Room 7'1" x 6'2"
- Garage 15'7" x 7'2"
- Bedroom One 11'11" x 10'9"
- Bedroom Two 12'1" x 10'11"
- Bedroom Three 11'2" x 8'0"
- Bedroom Four 6'4" x 6'1"

TENURE: FREEHOLD



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