

Arran Road, PE9 2XS
Stamford
Lincolnshire
£350,000

Hurfords



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- Large 4 Bedroom Semi-Detached Home
- Master with En-Suite
- Home Office Space
- Workshop
- Off Road Parking & Driveway
- South Facing Rear Garden
- Walking Distance from Malcolm Sargent & Casterton School
- Solar Panels

59a Arran Road
Stamford
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Entering through the entrance porch you are met with stairs to the first floor. To the right you enter a generous sitting room, perfect for larger families offering an electric modern fireplace moving through to an open plan kitchen/entertaining space with double doors opening up to the garden. The kitchen boasts a range of base and wall units with space for a dishwasher, and integrated appliances including a double oven, large gas hob and a fridge/freezer. Our current vendors have maximised the storage by adding additional dresser space with further cupboards. To the left of the ground floor you enter a room utilised as a dining room, perfect for when entertaining, this room also benefits from double doors opening up to a sheltered dining area outside on the decking. In addition from the dining room is a utility room, the perfect place for extra storage and hiding the white goods. Moving upstairs the home benefits from 4 great sized bedrooms, the main 3 double rooms all boasting fitted wardrobe space to maximise on space. The master bedroom has the welcome addition of its own en-suite shower room. The other 3 bedrooms share the recently updated bathroom which has been finished to a modern design with floor to ceiling tiles offering a bath with shower over and fitted vanity unit with sink and W/C to hide the toiletries and offer a neat finish to the bathroom. Externally to the rear is a stunningly maintained enclosed garden with plenty of lawn for children and a repainted decked area for alfresco dining and drinking. To the left of the home there is a driveway offering off-road parking, leading to a further covered workshop area ideal for gym equipment, storage or could be adapted subject to requirements and planning. The roof has the benefit of photovoltaic solar panels to help with the homes efficiency which are owned outright by the property.

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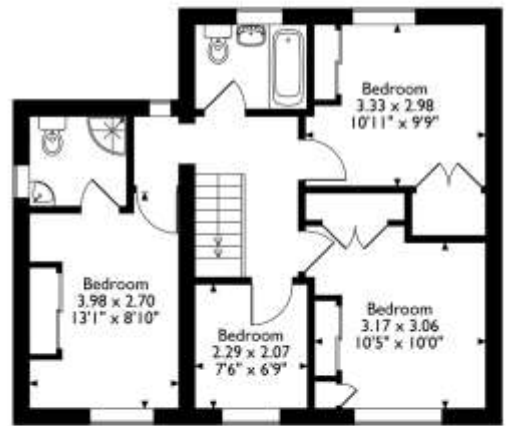
This property offers so much space and the perfect step up for growing families. Perfectly situated within walking distance of Malcolm Sargent and Casterton School. The home is also positioned in an elevated position in Stamford, for commuters close to roads that lead to the A1. Viewing is essential!



59A Arran Road, Stamford, Lincolnshire
 Approximate Gross Internal Area
 Main House = 114 Sq M/1227 Sq Ft
 Outbuilding = 11 Sq M/118 Sq Ft
 Total = 125 Sq M/1345 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

Sitting Room 14'3" x 12'0"

Kitchen 17'7" x 10'10"

Utility 9'0" x 7'1"

Workshop 12'9" x 9'3"

Carport

Master Bedroom 13'1" x 8'10"

Bedroom Two 10'11" x 9'9"

Bedroom Three 10'5" x 10'0"

Bedroom Four 7'6" x 6'9"

TENURE: FREEHOLD



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