

Sutherland Way, PE9 2TD
Stamford
Lincolnshire
£600,000

Hurfords



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- Substantial Detached Four Bedroom Home
- Master En-Suite
- Beautifully Presented Throughout
- Stunning Landscaped Garden
- Home Office Space
- Popular Location
- Large Driveway
- Walking Distance from Malcolm Sargent & St Gilberts Primary School

40 Sutherland Way
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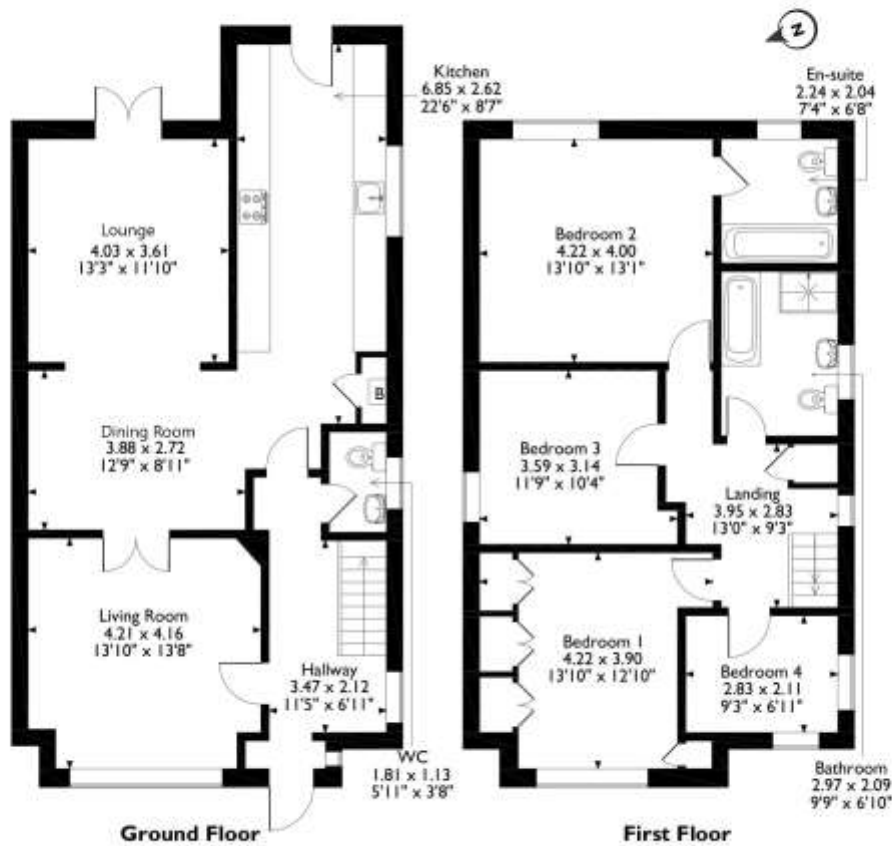
Entering through the front door you are met with a generous entrance hall with space for storage of coats and shoes. Immediately to the left is the original formal living room of the home, a great snug room for hiding away in offering a modern gas fireplace for those cooler evenings. Moving through the hall there is a downstairs W/C to the right ideal for families or when entertaining, leading through to a fabulous kitchen/dining and family space. The kitchen runs the depth of the extension, cleverly zoned with integrated appliances including a dishwasher, fridge/freezer, double oven and gas hob as well as a full size wine fridge. To the left of the ground floor from the kitchen is a dining area with space for a large dining table and chairs as well as a further living room boasting double doors opening up to the garden, ideal for growing families. Moving upstairs via a generous bright landing there are 4 bedrooms, the master bedroom in the extended part of the house is a huge room with views over the rear garden featuring the welcome addition of an en-suite comprising of a D-shaped bath with shower over, pedestal basin and W/C. The remaining 3 bedrooms, varying in size all share the great sized family bathroom which offers a bath as well as a walk-in shower, pedestal basin and W/C. Externally to the front is a large block paved driveway with plenty of space for off-road parking and side access leading down to the garden. To the rear of the home is a large paved area ideal for alfresco dining and drinking leading down to a stunning garden with plenty of lawn for young families and an additional gravelled area to the rear which could offer further seating. With a South to South-East facing garden there is plenty of sun for those summer months.

This home is in a popular location within walking distance of Malcolm Sargent School & St Gilberts School, also walking distance of the town centre. This home is a real gem for families and viewing is essential!

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40 Sutherland Way, Stamford, Lincolnshire
 Approximate Gross Internal Area
 149 Sq M/1604 Sq Ft



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 13'10" x 13'8"
- Dining Room 12'9" x 8'11"
- Lounge 13'3" x 11'10"
- Kitchen 22'6" x 8'7"
- WC 5'11" x 3'8"
- Hallway 11'5" x 6'11"
- Bedroom One 13'10" x 12'10"
- Bedroom Two 13'10" x 13'1"
- Bedroom Three 11'9" x 10'4"
- Bedroom Four 9'3" x 6'11"
- Landing 13'0" x 9'3"
- En-Suite 7'4" x 6'8"
- Bathroom 9'9" x 6'10"

TENURE: FREEHOLD



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