



Cambridge Road, Stamford,  
PE9 1BU

 3  2  2



**£420,000 - Freehold**



### Key Features

- Extended detached bungalow
- Three well balanced double bedrooms
- Two bathrooms
- Lovely conservatory
- Large living room
- Kitchen breakfast room
- EPC rating - D







Stylish and spacious, this extended three bedroom detached bungalow is a true gem, boasting a prime location in the heart of Stamford. Perfectly situated near local amenities and bus routes, this property has everything you could possibly need.

Upon entering through the porch, you'll be welcomed into a spacious entrance hall that offers a seamless flow throughout the bungalow. The living room is a true oasis of calm, boasting plenty of natural light and generous living space that's been expanded thanks to a thoughtful extension. The kitchen breakfast room is equally impressive, featuring an array of units, a separate utility room, and easy access to the lovely conservatory. The three well-balanced double bedrooms are spacious and airy, with ample room for all of your furniture. The master bedroom even comes complete with its own three piece en suite bathroom.

The outside of this lovely property is just as impressive as the inside, with a driveway and gravel section providing ample off-road parking and access to the oversized single garage. A charming inset footpath leads to the front door, accompanied by a beautiful shrubbery border. The rear garden is a peaceful oasis of tranquillity, fully enclosed and private, with a delightful patio seating area and lawn surrounded by mature borders.



### Porch

1.81m x 0.98m (5.9ft x 3.2ft)

### Entrance hall

5.49m x 1.65m (18ft x 5.4ft)

### Living room

5.75m x 4m (18.9ft x 13.1ft)

### Kitchen breakfast room

5.75m x 3.13m (18.9ft x 10.3ft)

### Conservatory

2.56m x 2.34m (8.4ft x 7.7ft)

### Utility

2.64m x 1.21m (8.7ft x 4ft)

### Bathroom

1.99m x 1.88m (6.5ft x 6.2ft)

### Bedroom one

5.34m x 3.25m (17.5ft x 10.7ft)

### Ensuite

2.19m x 1.68m (7.2ft x 5.5ft)

### Bedroom two

3.63m x 2.86m (11.9ft x 9.4ft)

### Bedroom three

3.47m x 3.31m (11.4ft x 10.9ft)

### Garage

8.51m x 3.31m (27.9ft x 10.9ft)



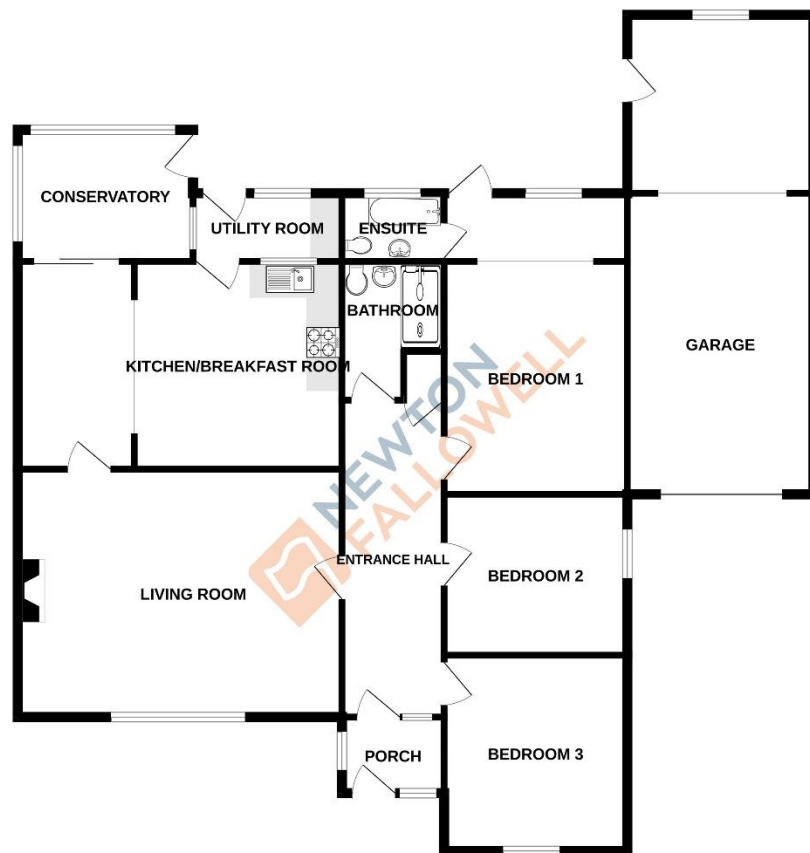




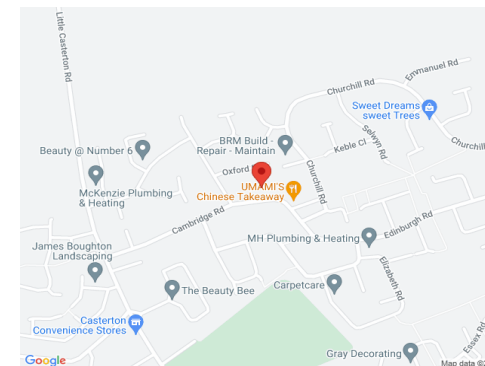


# Floorplan

GROUND FLOOR  
1527 sq.ft. (141.9 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		D
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Council Tax Information

Local Authority: South Kesteven District Council  
Council Tax Band: D

### Agent Note

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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REFERRAL FEES: Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.