



95 Empingham Road, Stamford, PE9 2SU

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Extended semidetached
- Generous rear garden
- Ample off road parking
- Spacious living room
- Open plan kitchen diner
- New modern kitchen
- Modern three piece bathroom
- Ensuite to bedroom one
- EPC Rating D
- Freehold

£585,000





Exquisite Four-Bedroom Extended Semi-Detached Residence in Prime Stamford Location

Situated in a highly sought-after area of Stamford, this spacious and thoughtfully extended four-bedroom semi-detached home boasts proximity to renowned schools and essential amenities. The property's notable features include a newly fitted modern kitchen with an open-plan diner, an inviting living room, four well-proportioned bedrooms, two bathrooms complemented by a downstairs cloakroom, ample off-road parking, and an expansive rear garden.

Arranged over two meticulously designed floors, the entrance hall seamlessly connects the living spaces, including the living room, kitchen diner, and utility/cloakroom, providing a cohesive and harmonious layout. The generously sized living room, adorned with a bay window, is bathed in natural light and features an attractive central wood burner. Conveniently located under the stairs is a utility room/cloakroom. The ground floor is completed by an extended open-plan kitchen diner, showcasing modern units, granite worktops, integrated appliances, and a breakfast bar. Double doors from the kitchen open onto the delightful garden.

Ascending to the first floor via a well-appointed landing, two sizable double bedrooms, two additional single bedrooms, and a contemporary three-piece family bathroom with mosaic tiles are seamlessly interconnected. Bedroom one enjoys the luxury of its own three-piece en-suite shower room.

Externally, the property presents a frontage adorned with a gravelled driveway, providing ample off-road parking and bordered by mature landscaping. The fully enclosed and private rear garden boasts a patio seating area and a spacious lawn, complemented by an array of mature trees, shrubbery, and flowers, with an inset footpath leading to the garden's end.

This meticulously maintained residence offers a harmonious blend of modern living and timeless elegance, creating an ideal family home.





Entrance hall 2.42m x 1.55m (7'11" x 5'1")

Cloakroom/Utility 2.42m x 2.22m (7'11" x 7'4")

Living room 5.79m x 4.38m (19'0" x 14'5")

Dining 3.25m x 3.19m (10'8" x 10'6")



Kitchen breakfast room 4.81m x 3.78m (15'10" x 12'5")

Landing 5.48m x 2.26m (18'0" x 7'5")

Bedroom one 3.76m x 3.08m (12'4" x 10'1")

Ensuite 3.76m x 1.17m (12'4" x 3'10")

Bedroom two 3.45m x 3.40m (11'4" x 11'2")

Bedroom three 3.40m x 2.27m (11'2" x 7'5")

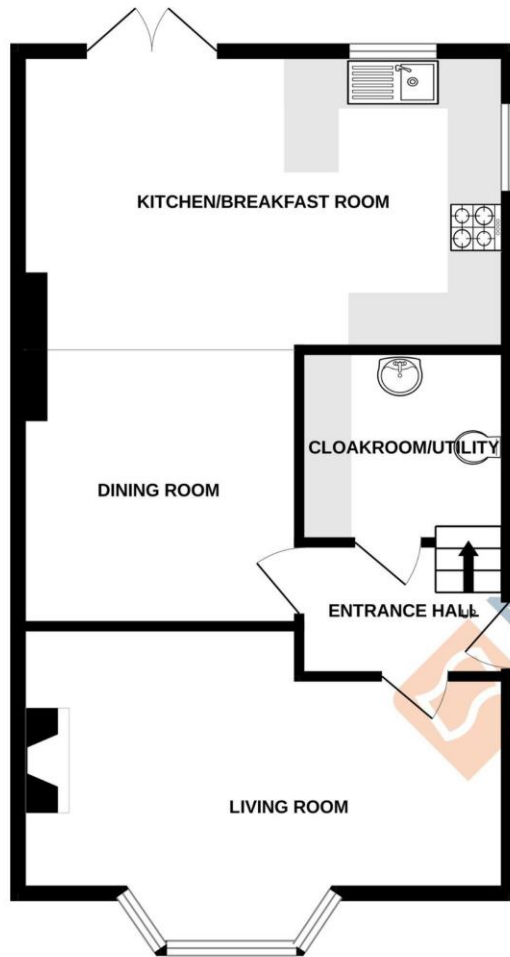
Bedroom four 2.73m x 1.59m (9'0" x 5'2")

Bathroom 3.07m x 2.00m (10'1" x 6'7")

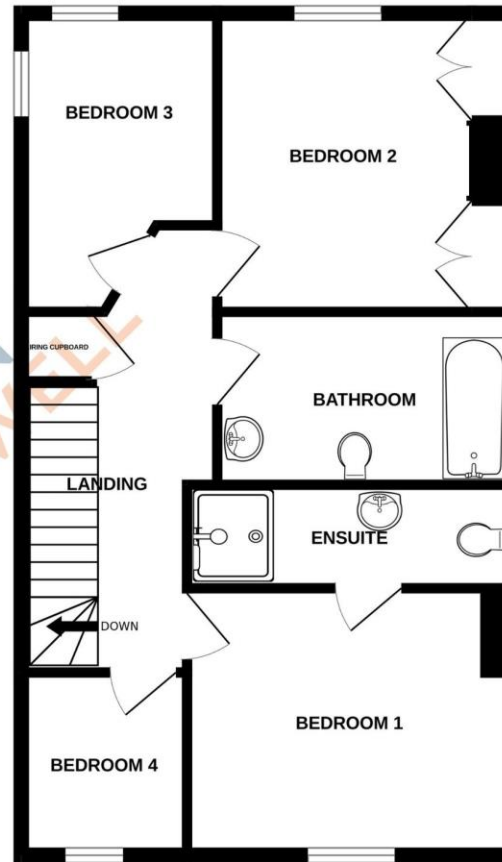




GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



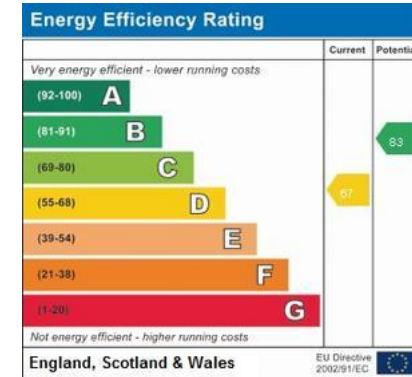
1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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COUNCIL TAX INFORMATION:

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

AGENTS 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.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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.