



113 Radcliffe Road, Stamford, PE9 1AU

 **NEWTON FALLOWELL**

4 3 3

Key Features

- Extended Semi Detached Home
- Self Contained One Bedroom Annex
- Three Bedrooms & First Floor Study
- Walking Distance to Town Centre
- Refitted Kitchen Diner
- Living Room & Family Room
- Parking for 4-5 Cars & Oversized Garage
- Private Rear Garden with Lawn & Decking
- EPC Rating C
- Freehold

£550,000





GUIDE PRICE £550,000 - £575,000 A truly rare opportunity to purchase this stunning THREE BEDROOM semi detached home set within walking distance of Stamford town centre boasting a spacious interior having been extended by the current owners to include a SELF CONTAINED ONE BEDROOM ANNEX, a large kitchen diner, two further reception rooms, 2.24 kilowatt solar panels to the rear, a private rear garden with elevated position, off street parking for several vehicles (including a motorhome) and a detached oversized garage.

On entering the home you'll be greeted by the hallway with doors to the kitchen diner and living room, along with the stairs rising to the first floor landing. The living room runs the original depth of the home with dual aspects to front and rear into the extended family room and has a door leading to the kitchen diner. Here the kitchen has been fitted with a wealth of units to wall and base level and a centralised island providing an abundance of storage. There are integrated appliances, ample space for a large table & chairs, useful under stairs storage and an open arch to the rear hallway. Here there is a side door access from the driveway and access to; the annex accommodation, the family room, a ground floor 2 piece WC and double laundry cupboard with plumbing for a washing machine and space for a condensing dryer. The family room was originally built as a conservatory and having been upgraded with the installation of a warm roof, has created a practical room useable all year round. Inset bi-folding doors lead out to the raised timber decked seating area which continues to the rear garden. The Annex offers a self contained living space from a private sitting room overlooking the rear garden with independent access leading out to the garden. There is a generous double bedroom which enjoys an en-suite shower room. The space has been designed for an elderly relative to live within the home independently but offers a multitude of potential uses. To the first floor there are THREE DOUBLE BEDROOMS and a home office/study area located directly off the landing. The main bedroom forms part of the rear extension with fitted wardrobes and an en-suite shower room. The family bathroom completes the first floor accommodation which has been fitted with a modern white suite.



Outside the property, there is ample parking on the block paved driveway for 3-4 cars which is extended to the rear of the property with further block paving for 2-3 vehicles and an oversized garage. There are double gates enclosing the rear parking area which can accommodate a motorhome sized vehicle. The remaining frontage is mainly laid to lawn with inset shrubs to borders and enclosed by dwarf walling. The rear garden offers an expanse of lawn with inset shrubs and planted borders providing a high degree of privacy and enjoys a south aspect with a "chimney pot" view toward the town. A viewing of this home is essential for it to be fully appreciated.

Entrance hall 1.35m x 1.17m (4'5" x 3'10")

Living room 5.44m x 3.33m (17'10" x 10'11")

Kitchen diner 5.44m x 3.94m (17'10" x 12'11")

Family room 5.37m x 3.91m (17'7" x 12'10")

Landing 2.81m x 1.59m (9'2" x 5'2")

Home office 3.01m x 2.09m (9'11" x 6'11")

Further landing 2.23m x 1.16m (7'4" x 3'10")

Bedroom one 4.80m x 2.71m (15'8" x 8'11")

Ensuite 1.84m x 1.39m (6'0" x 4'7")

Bedroom two 3.95m x 3.27m (13'0" x 10'8")

Bedroom three 3.42m x 3.33m (11'2" x 10'11")

Bathroom 2.41m x 1.94m (7'11" x 6'5")

Rear hall 2.99m x 2.74m (9'10" x 9'0")

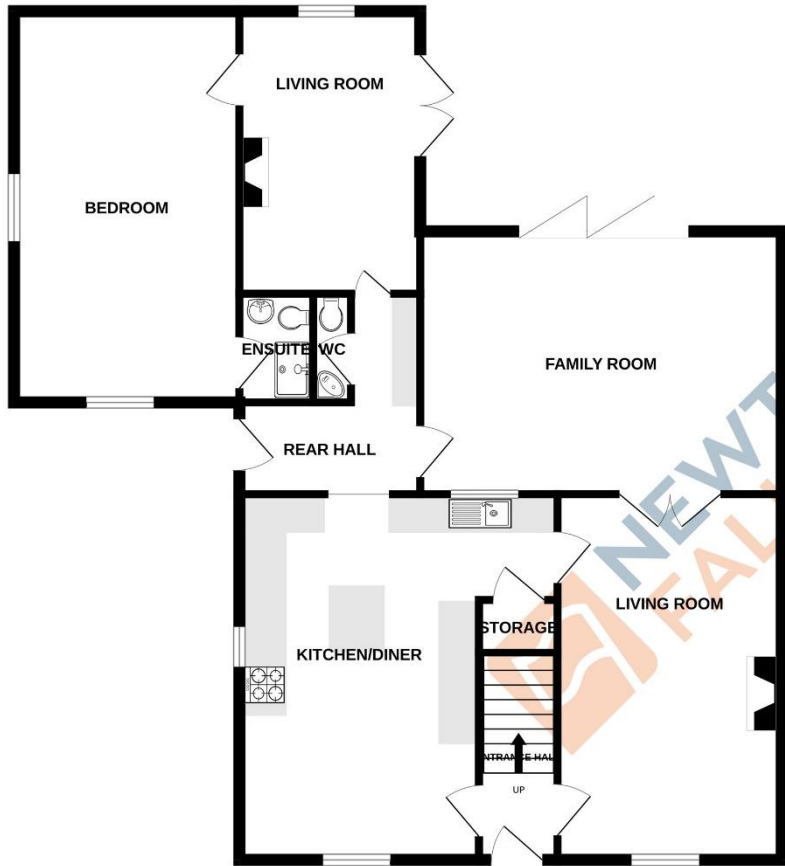
Annex

Living room 4.21m x 2.69m (13'10" x 8'10")

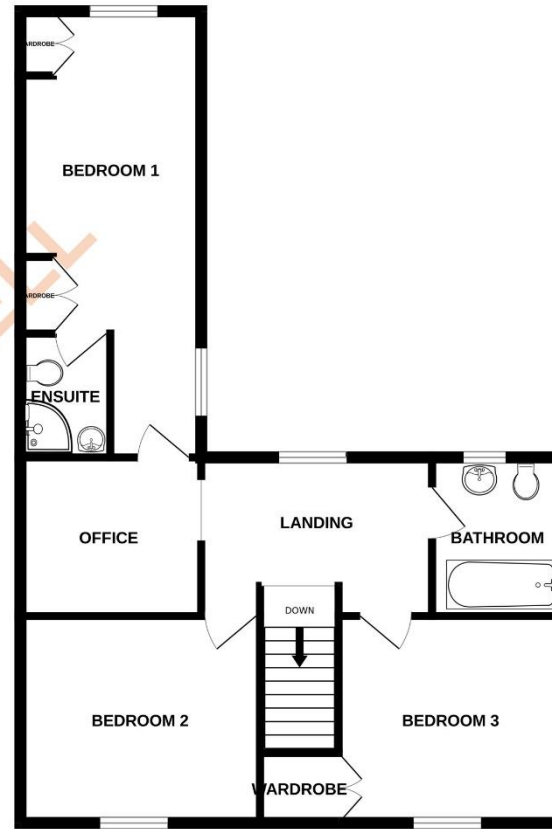
Bedroom 5.82m x 3.35m (19'1" x 11'0")

Ensuite 2.67m x 0.84m (8'10" x 2'10")

GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

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

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.