

1 Lyndon Way, Stamford, PE9 2RX

Located within walking distance of the Malcolm Sargent Primary School, this semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, the property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The property also features a conservatory and downstairs w/c, whilst there is also a shower room on the first floor, as well as having gas fired central heating and uPVC double glazing.

The accommodation comprises: - Entrance porch, w/c, hallway, open plan lounge diner, kitchen with pantry, conservatory, landing, Main bedroom, dual aspect second bedroom and a third bedroom, as well as a shower room.

There are gardens to the front and side, as well as an enclosed rear garden that leads to the single garage which has an electric roller door.

NO CHAIN

Asking Price £300,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Semi-detached family home
  - Three bedrooms & downstairs w/c
  - Gas fired central heating
  - Single garage with electric roller door
  - EPC - D
- Spacious dual aspect lounge diner
  - Close to the Malcolm Sargent Primary Shcool
  - Front, side and rear gardens
  - Council Tax Band - C
  - NO CHAIN



ACCOMMODATION:

- Entrance Porch**

**W/C**  
1.50m x 0.71m (4'11 x 2'4)

**Hallway**  
3.40m x 1.80m (11'2 x 5'11)

**Lounge Diner**  
7.34m max, 2.79m min x 3.35m max, 2.67m min  
(24'1 max, 9'2 min x 11' max, 8'9 min)

**Kitchen**  
3.28m x 2.49m (10'9 x 8'2)

**Conservatory**  
3.66m x 2.69m (12' x 8'10)

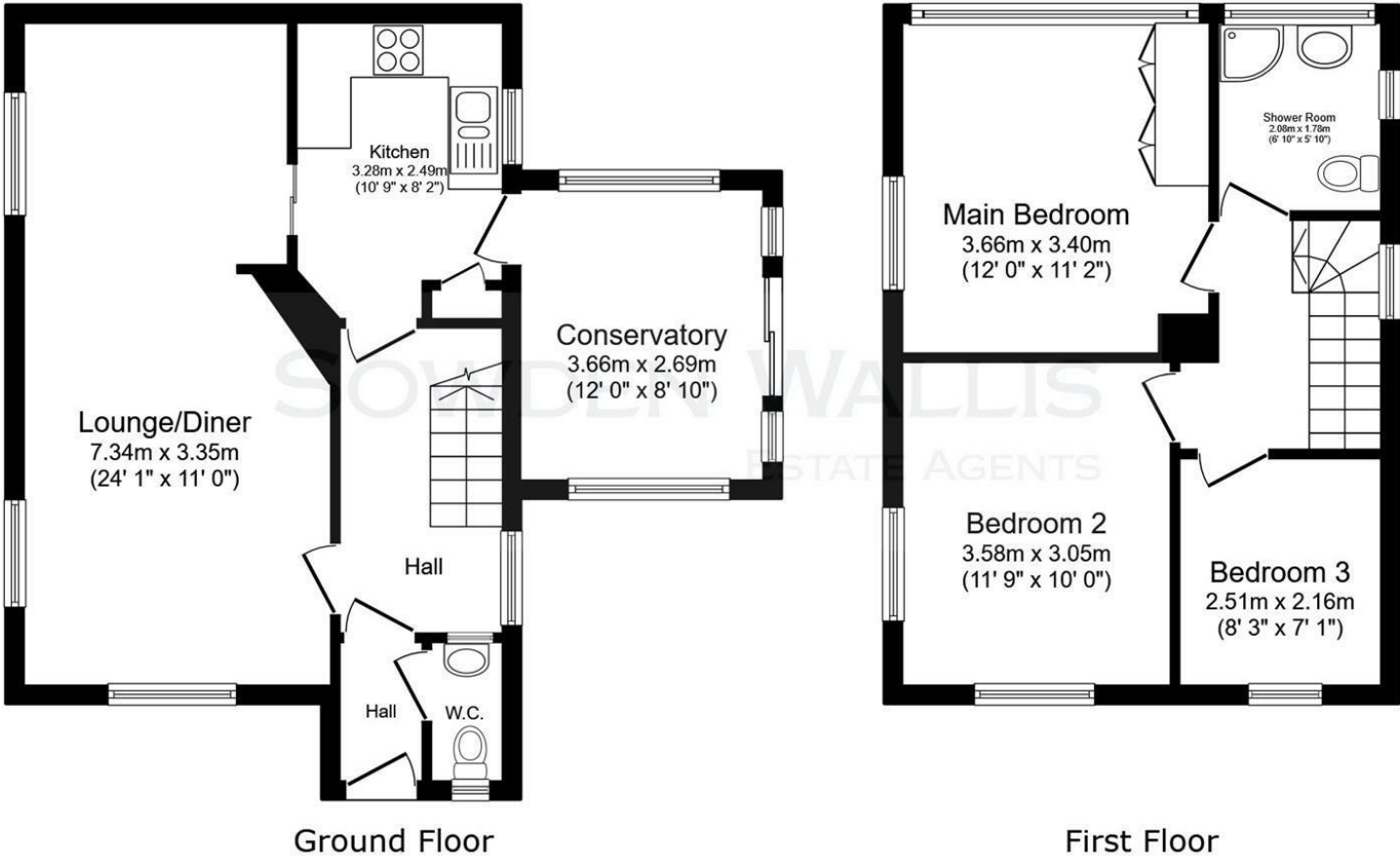
**Landing**
- Main Bedroom**  
3.66m x 3.40m (12' x 11'2)

**Bedroom Two**  
3.58m x 3.05m (11'9 x 10')

**Bedroom Three**  
2.51m x 2.16m (8'3 x 7'1)

**Shower Room**  
2.08m x 1.78m (6'10 x 5'10)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)