



8 Caithness Road, Stamford, Lincolnshire, PE9 2TE

This beautifully renovated and extended three-bedroom semi-detached home has been finished to a high standard by the current owners and is situated within a popular area of Stamford, offering easy access to Malcolm Sargent Primary School, local amenities, the A1, and the town centre.

The property provides stylish accommodation arranged over two floors. A welcoming entrance hall leads to a well-proportioned sitting room, ideal for everyday living. To the rear, the home has been extended to create a superb open plan kitchen, dining and living space, fitted with contemporary units, quartz work surfaces, integrated appliances and a central island. French doors open directly onto the rear garden, creating a bright and sociable environment.

To the first floor are two double bedrooms, a further single bedroom, and a modern, fully tiled three-piece family bathroom.

Externally, the property benefits from a block-paved driveway providing ample off-street parking. Gated side access leads to a workshop/summer house and the rear garden, which is mainly laid to lawn.

Finished and presented to a high standard throughout, this attractive home combines modern living with a convenient and well-connected location, making it an excellent choice for families and professionals alike.

Asking Price £360,000 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.

- Finished to a high standard
 - Stylish open plan kitchen diner family room
 - Renovated throughout by the current owner
 - Block paved driveway, single garage & garden room/workshop
 - Council Tax Band - C
- Extended semi-detached home
 - Easy access to the Malcolm Sargent Primary School & A1
 - Gas fired sitting room
 - Lawn and patio garden
 - EPC - D



ACCOMMODATION:

- Entrance Hall**
4.78m x 1.78m (15'8 x 5'10)

Sitting Room
4.95m x 3.33m (16'3 x 10'11)

Open Plan Kitchen Diner Family Room
5.23m max x 4.80m max (17'2 max x 15'9 max)

Landing

Main Bedroom
3.40m x 2.97m (11'2 x 9'9)

Bedroom Two
3.71m x 3.33m (12'2 x 10'11)

Bedroom Three
2.54m x 21.64m (8'4 x 71)
- Bathroom**
2.08m x 1.80m (6'10 x 5'11)

FLOOR PLAN:



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