



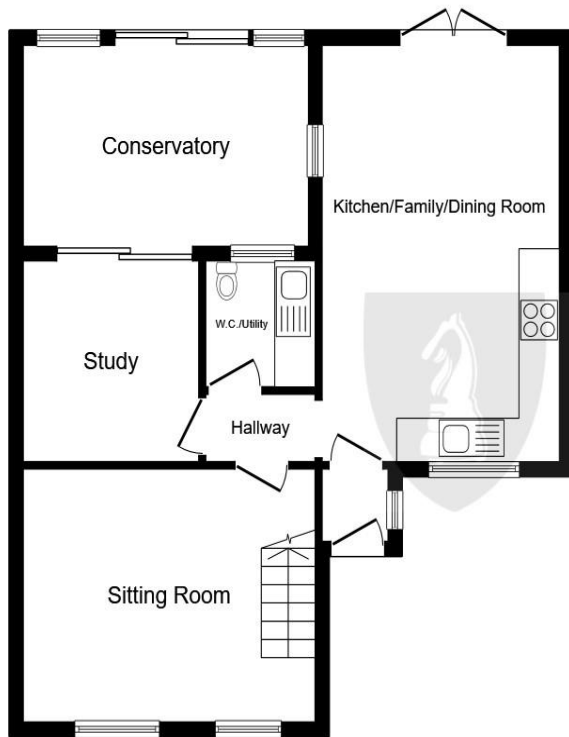
**Gainsborough Road
Stamford PE9 1DH**



Welcome to
Gainsborough Road

Situated in a quiet cul-de-sac is this spacious extended three bedroom home. Benefits from being within easy reach of the town centre, and close to local amenities and schooling.

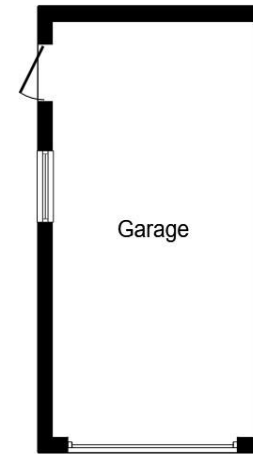




Ground Floor



First Floor



Garage

Entrance Porch

Kitchen Dining Room
19' 6" x 12' 4" (5.94m x 3.76m)

Lounge
9' 9" x 8' 5" (2.97m x 2.57m)

Dining Room/study
9' 9" x 8' 5" (2.97m x 2.57m)

Utility Room
5' 8" x 6' 2" (1.73m x 1.88m)

Cloakroom

Conservatory
12' 11" x 8' 4" (3.94m x 2.54m)

Bedroom One
19' 6" x 12' 4" (5.94m x 3.76m)

En-Suite Bathroom

Bedroom Two
14' 4" x 9' 7" (4.37m x 2.92m)

Bedroom Three
12' 5" x 6' 6" (3.78m x 1.98m)

Bathroom

Garage
19' 6" x 8' 11" (5.94m x 2.72m)

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

Gainsborough Road

- Extended Semi-Detached Home
- Principal Bedroom With Dressing Area & En-Suite Bathroom
- Study & Conservatory
- Kitchen Dining Room
- Private West Facing Garden
- Quiet Cul-De-Sac Position
- 16 Solar Panels Owned Outright

Tenure: Freehold EPC Rating: B

offers over

£345,000

Well-presented and deceptively spacious accommodation briefly comprising: Entrance Porch leading through into the dual aspect kitchen fitted with double oven and hob, and offering space for the dishwasher and fridge freezer, arranged to accommodate a dining table and family area with French doors opening onto the garden. An internal hall leads to a study with patio doors through to the conservatory with French doors opening onto the patio. The ground floor is completed with a utility room with WC and lounge with stairs up to the first floor landing.

The spacious and triple aspect Principal bedroom is arranged to offer a dressing area and en-suite bathroom. Also from the landing are two further double bedrooms, the second of which benefits from built-in wardrobe, and a refitted family bathroom.

Outside the property lies behind a neat front garden with lawn and flower border, there is a driveway and oversized single garage. The westerly aspect rear garden is laid to lawn with patio, the green house is fitted with light and power.



Please note the marker reflects the postcode not the actual property

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