



48 Main Road
Collyweston PE9 3PQ



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Welcome to **48 Main Road**

Beautifully presented and extended semi-detached home with fantastic garden presenting stunning views over the Welland Valley, with open fields to front and rear. Offering three double bedrooms, open plan living and driveway parking, situated in Collyweston village just a short drive to Stamford.





Porch

Entrance Hall

Cloakroom

Living Room

14' 7" x 20' 6" (4.45m x 6.25m)

Kitchen Breakfast Room

10' 4" x 18' 9" (3.15m x 5.71m)

Utility/Boot Room

10' 1" x 8' 1" (3.07m x 2.46m)

Bedroom One

10' 2" x 14' 6" (3.10m x 4.42m)

Bedroom Two

12' 1" x 11' 7" (3.68m x 3.53m)

Bedroom Three

8' 9" x 8' 11" (2.67m x 2.72m)

Bathroom

9' x 12' 4" (2.74m x 3.76m)

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

48 Main Road

- Semi-Detached Three Bedroom Home
- Extended and Modernised Throughout
- 130m Garden with Panoramic Views
- Planning Permission for Loft Conversion
- Collyweston Village with Amenities Nearby
- Short Drive to Stamford Town, A1 & A47 Access

Tenure: Freehold EPC Rating: D

Offers over

£400,000

This exceptional semi-detached home has been extended and much improved by the current owners, boasting bright and spacious accommodation sympathetic to the settling yet modern throughout. The position of the property offers uninterrupted views over open fields to the front and beyond the rear garden, which in itself offers approximately 130m of private mature outside space.

The accommodation comprises in brief of a front porch through to the hallway with space for a desk and cloakroom off. The living room sits to the front of the property framing the lovely view, with open fire and stylish wood flooring and spotlight fittings. The living room leads in turn to the kitchen breakfast room with fitted shaker units, solid wood worktops, ceramic Belfast sink, range cooker and skylight windows. Beyond the kitchen is a convenient utility/ boot room with stable door leading to the rear garden. To the first floor is a spacious landing leading to three generous double bedrooms and large family bathroom with freestanding bathtub and separate shower enclosure. The layout lends itself to conversion of the room into a separate family bathroom and en suite to the main bedroom. The owners have obtained planning permission to create a fourth bedroom in the loft space.

The fantastic garden offers safe and private space, surrounded by mature trees and with a seating area to the very end with postcard view over towards Ketton village. Off-road parking provides space for numerous vehicles.



Please note the marker reflects the postcode not the actual property

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