

Rutland Road Stamford PE9 1UP



### Welcome to

## **Rutland Road**

Stamford

Situated in a sought-after road convenient to local amenities including supermarkets, Stamford college, schooling and gym is this beautifully presented three-bedroom home with off road parking.



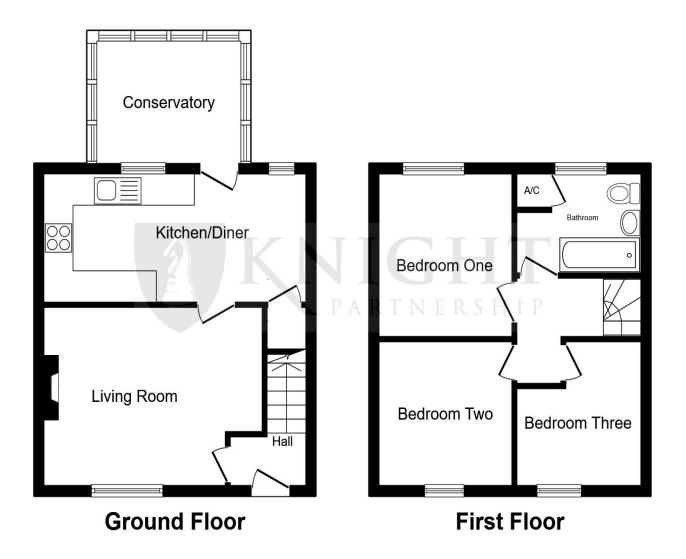












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

Lounge

13' 4" x 10' 11" ( 4.06m x 3.33m )

Kitchen/Diner

18' 1" x 8' 5" ( 5.51m x 2.57m )

Conservatory

10' 2" x 7' 10" ( 3.10m x 2.39m )

**Bedroom One** 

9' 3" x 9' 5" ( 2.82m x 2.87m )

**Bedroom Two** 

10' 3" x 10' 7" ( 3.12m x 3.23m )

**Bedroom Three** 

6' 9" x 7' 10" ( 2.06m x 2.39m )

**Bathroom** 

9' 4" x 7' 2" ( 2.84m x 2.18m )

#### Welcome to

# **Rutland Road**

#### **Stamford**

- Beautifully Presented Home
- Three Bedrooms & Family Bathroom
- Stunning Newly Fitted Kitchen
- Off Road Parking
- Sought After Area
- Fabulous Rear Garden
- No Onward Chain

Tenure: Freehold EPC Rating: D Council Tax Band: B

guide price

£270,000

Much improved by the current owners is this beautifully presented property with accommodation comprising: Entrance hall with door through to the lounge with open fire place and door through to the kitchen dining room which is situated across the back of the property benefitting from a stunning newly refitted kitchen with integrated appliances including an oven and hob, dishwasher and bin drawer, additionally there is space for a washing machine and fridge freezer. There is storage/pantry beneath the stairs and door to the conservatory which offers alternative plumbing for the washing machine and has French doors opening onto the garden.

From the entrance hall are the stairs to the first-floor landing with main bedroom and bedroom three benefitting from built-in wardrobe, a further bedroom and family bathroom fitted with a three-piece suite including a bath with shower over, pedestal basin, WC and airing cupboard.

Outside the property benefits from gravelled off road parking to the front with established shrub borders and a shared passageway leading to the rear where there is a beautifully landscaped garden mainly laid to lawn with shrub borders and patio, and a garden shed.







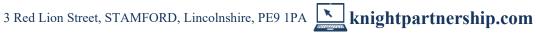


Please note the marker reflects the postcode not the actual property









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**Property Ref:** SMD104750 - 0004

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