



Irnham Road
Stamford PE9 1SD

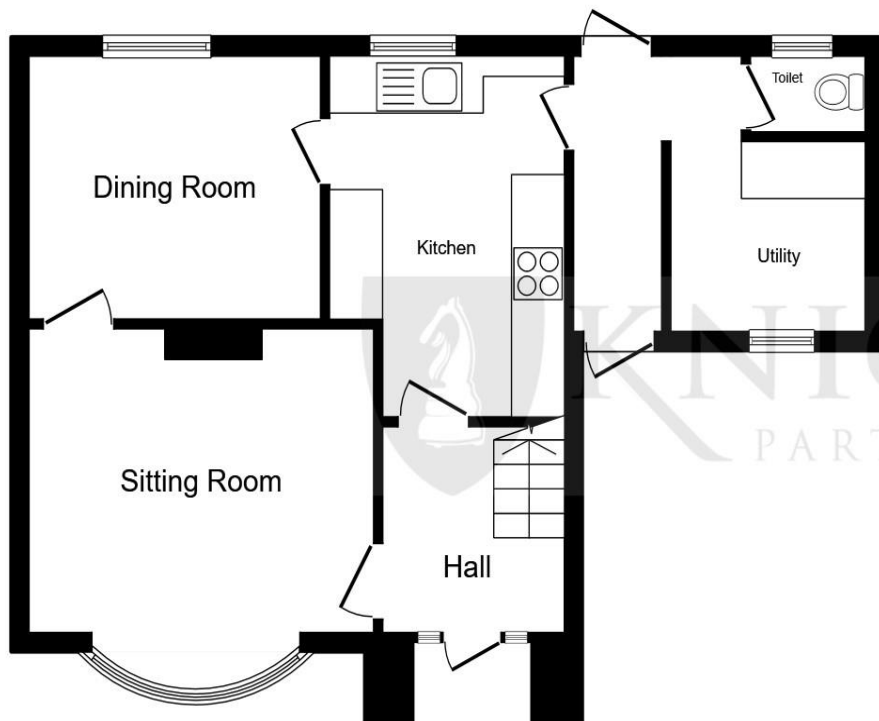


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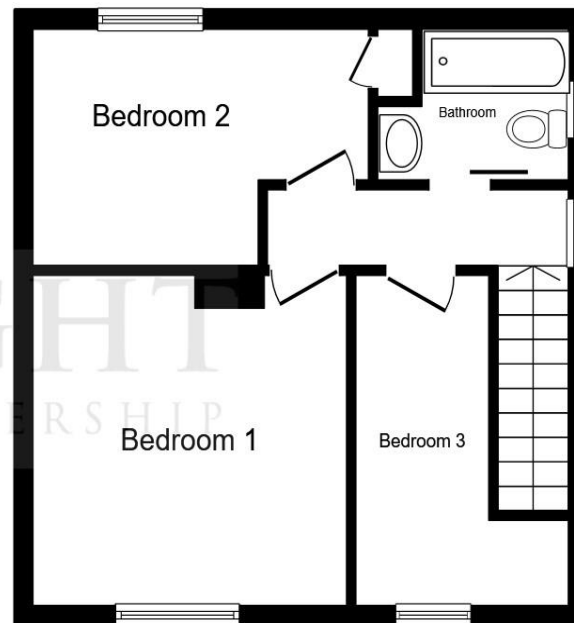
Welcome to **Irnham Road**

This immaculately presented three-bedroom semi-detached home is situated in a popular residential location, with easy access to many local amenities including schooling, supermarkets, Stamford Leisure centre, and the town centre alike.





Ground Floor



First Floor

Entrance Hall

8' 1" x 5' 10" (2.46m x 1.78m)

Sitting Room

13' 2" x 10' 3" (4.01m x 3.12m)

Dining Room

9' 4" x 10' 9" (2.84m x 3.28m)

Kitchen

8' 3" x 12' 9" (2.51m x 3.89m)

Utility Room

7' 8" x 6' 8" (2.34m x 2.03m)

Cloakroom

Bedroom One

11' 11" x 11' 6" (3.63m x 3.51m)

Bedroom Two

9' 4" x 9' (2.84m x 2.74m)

Bedroom Three

7' 3" x 12' 5" (2.21m x 3.78m)

Bathroom

7' 4" x 5' 6" (2.24m x 1.68m)

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

Irnham Road

- Beautifully Presented Semi-Detached Home
- Popular Location Close to Amenities
- Corner Plot with Utility Room & Cloakroom
- Large Workshop
- Three Bedrooms
- Driveway for Off Road Parking

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

offers over

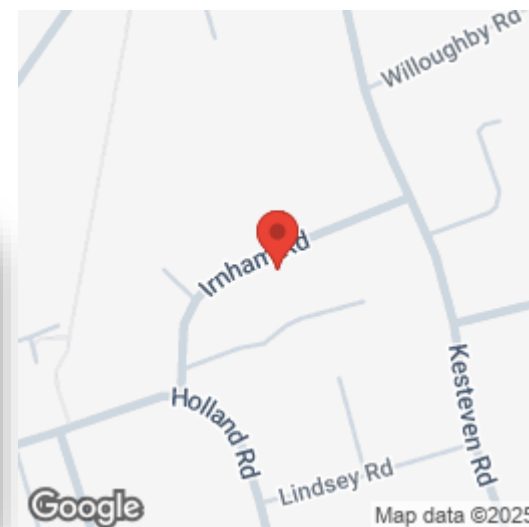
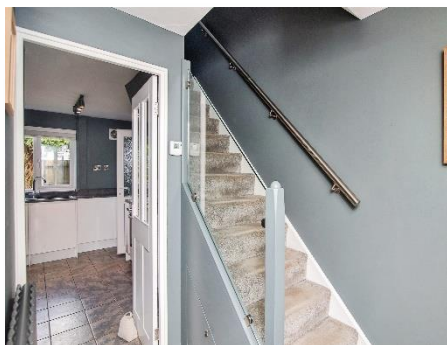
£300,000

The property offers spacious accommodation briefly comprising: Entrance hall with door through to the sitting room fitted with a log burner and door through to the dining room. The kitchen sits to the rear of the property and has been re-fitted with a range of units and built-in appliances including an oven & hob, dishwasher, and wine cooler. Off the kitchen is a covered enclosed passageway with access to the front and rear of the property, and the cloakroom and utility room which has space for a washing machine and dryer, and fridge freezer.

Upstairs there are three good bedrooms, two of which have built-in wardrobes, and the modern family bathroom is fitted with a white three-piece suite with a shower over the bath.

Outside there is a driveway to the front providing off road parking and a lawned garden and large workshop to the side, with an enclosed lawned garden to the rear with a patio seating area.

Viewing is highly recommended!



Please note the marker reflects the
postcode not the actual property

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