



Arran Road  
Stamford, PE9 2XS

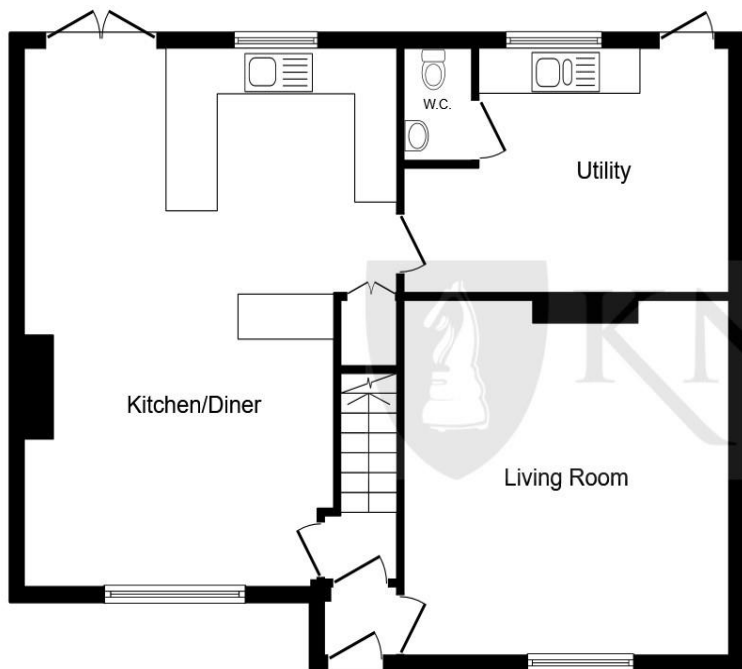


**KNIGHT**  
PARTNERSHIP

*Welcome to*  
**Arran Road**  
**Stamford**

This extended & well-presented family home is situated in a popular residential area within the town, offering easy access to good local schooling (both primary & secondary), local amenities and the A1 for fast commuting.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Living Room**

15' 3" x 15' 6" ( 4.65m x 4.72m )

**Kitchen Area**

10' 1" x 10' 8" ( 3.07m x 3.25m )

**Dining/Family Area**

23' 5" x 11' 10" ( 7.14m x 3.61m )

**Utility Room**

15' 3" x 10' 8" ( 4.65m x 3.25m )

**Bedroom One**

15' 3" x 13' 7" ( 4.65m x 4.14m )

**Dressing Area**

8' 11" x 3' 2" ( 2.72m x 0.97m )

**En-Suite Shower Room**

5' 10" x 5' 9" ( 1.78m x 1.75m )

**Bedroom Two**

10' 4" x 9' 8" ( 3.15m x 2.95m )

**Bedroom Three**

10' 4" x 11' 2" ( 3.15m x 3.40m )

**Bedroom Four**

19' 5" x 8' 11" ( 5.92m x 2.72m )

**Bathroom**

6' 9" x 5' 4" ( 2.06m x 1.63m )

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](http://www.focalagent.com)

## Welcome to Arran Road Stamford

- Immaculately Presented Family home
- Extended Semi-Detached
- Large Utility Room & Cloakroom
- Kitchen Dining Sitting Room
- Separate Lounge

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

# £425,000

Much improved by the current owners and offering generous and immaculately presented accommodation briefly comprising: Entrance porch opening to the entrance hall with stairs to the first floor and leading through to the living room. Off the other side of the hall is the large kitchen dining family room with French doors out to the garden. The kitchen is fitted with a range of modern units with built-in appliances including a double oven and hob, dishwasher, and under-counter fridge. The generous utility room off the kitchen is fitted with ample units for additional storage and has a sink, and space for washing machine, tumble dryer and an American fridge freezer with access to the cloakroom, and a glazed door out to the rear garden,

Upstairs there are four good-sized bedrooms, the main bedroom with a newly fitted en-suite shower room and walk-in wardrobe/dressing area, and the family bathroom, again newly fitted with a white suite and a shower over the bath.

Outside the gardens are beautifully kept with the rear garden mainly laid to lawn with mature borders and a patio seating area, and the driveway and off-road parking is accessed from the rear of the property. Viewing is highly recommended to fully appreciate the accommodation on offer!



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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