



**5 Lonsdale Road
Stamford PE9 2RW**

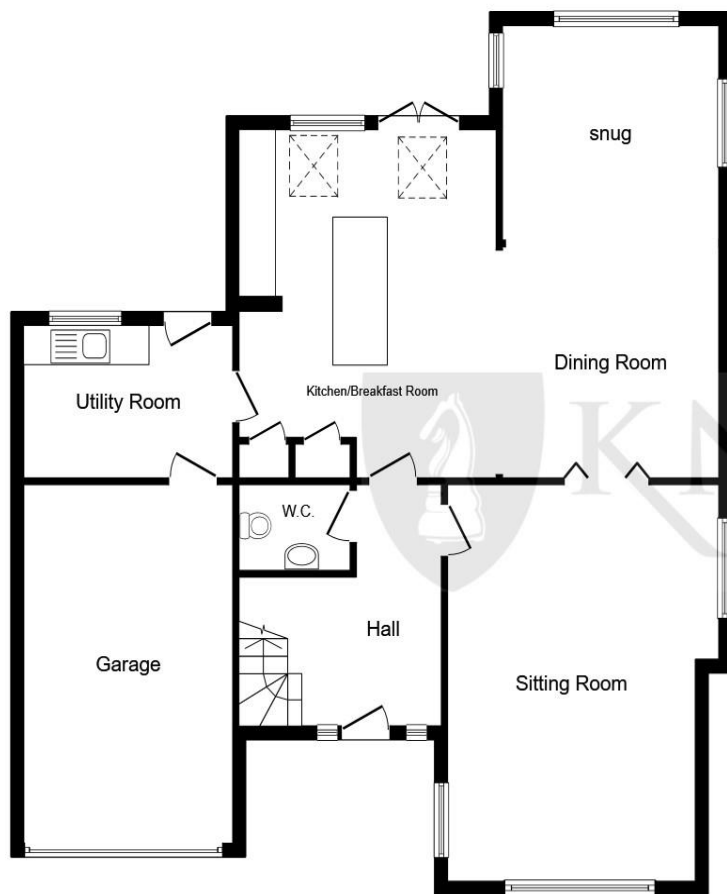


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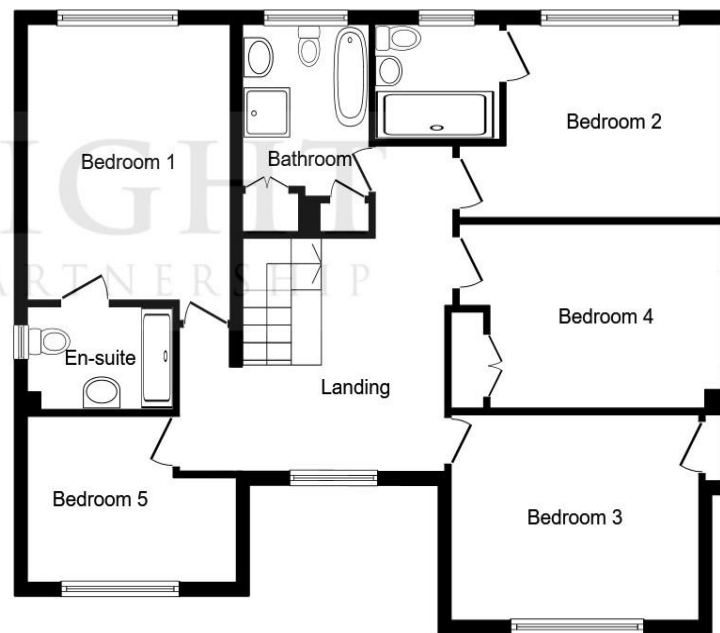
Welcome to
5 Lonsdale Road
Stamford

Much improved by the current owners is this beautifully presented, thoughtfully configured and generously proportioned family home positioned to offer a southerly aspect garden and situated in a sought-after area of Stamford in catchment for good schooling and convenient for the town centre and A1





Ground Floor



First Floor

Entrance Hall

Cloakroom

Sitting Room

18' 5" x 14' 5" (5.61m x 4.39m)

Dining Room/Snug

11' 10" x 22' 10" (3.61m x 6.96m)

Kitchen

17' 9" x 13' 10" (5.41m x 4.22m)

Utility Room

11' 7" x 7' 7" (3.53m x 2.31m)

Stairs & Landing

Bedroom One

13' 9" x 11' 8" (4.19m x 3.56m)

En-Suite

Bedroom Two

9' 8" x 11' 11" (2.95m x 3.63m)

En-Suite

Bedroom Three

14' 5" x 10' 3" (4.39m x 3.12m)

Bedroom Four

15' 6" x 9' 3" (4.72m x 2.82m)

Bedroom Five

8' 1" x 11' 8" (2.46m x 3.56m)

Bathroom

9' 5" x 7' 11" (2.87m x 2.41m)

Outside

Driveway & Garage

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

5 Lonsdale Road Stamford

- Beautifully Presented Detached Family Home
- Five Bedrooms, Two with Ensuite Shower Rooms and Family Bathroom
- Fabulous Open Plan Kitchen Dining Room
- Sought After Location
- Generous Secluded South Facing Garden
- Ample Off Road Parking & Integral Garage
- No Onward Chain!

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

Offers over
£950,000



Please note the marker reflects the
postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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