



Newham Road  
Stamford PE9 1BZ



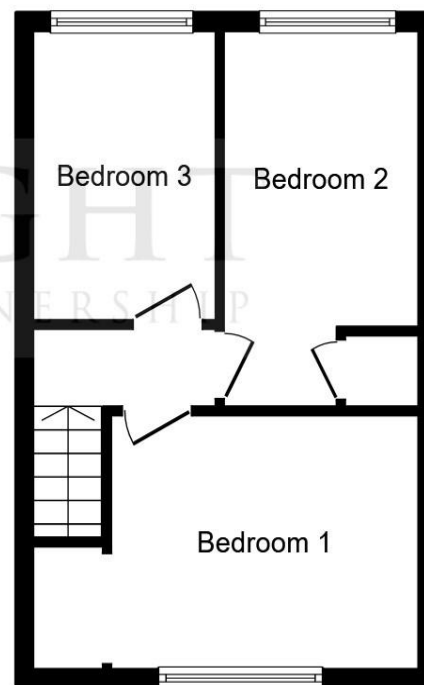
## *Welcome to* **Newham Road**

This well-presented three-bedroom semi-detached home is situated in a cul-de-sac location offering easy access to the town centre, good local schooling and amenities and benefits from having a dining room, a single garage & off-road parking.





**Ground Floor**



**First Floor**

### Entrance Hall

### Bathroom

8' 4" x 4' 10" ( 2.54m x 1.47m )

### Lounge

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

### Dining Room

9' 2" x 8' 1" ( 2.79m x 2.46m )

### Kitchen

8' 4" x 6' 10" ( 2.54m x 2.08m )

### Bedroom One

11' 7" x 9' 1" ( 3.53m x 2.77m )

### Bedroom Two

10' 6" x 7' 5" ( 3.20m x 2.26m )

### Bedroom Three

10' x 6' 10" ( 3.05m x 2.08m )

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*

## Newham Road

- Cul-De-Sac Location
- Well-Presented Three-Bedroom Home
- Lounge & Dining Room
- Garage & Driveway for Off Road Parking
- Close to Local Schooling & Amenities

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

guide price

**£270,000**

The accommodation briefly comprises:- Entrance hall leading through to the lounge with a stepped opening to the dining room with patio doors out to the garden. The hall also leads to the kitchen which is fitted with a range of units and built-in appliances including an oven and hob and has space for a washing machine and fridge freezer. The bathroom completes the downstairs and is fitted with a white suite, with a vanity sink unit and shower over bath.

Upstairs there are three generous bedrooms, with the main bedroom having a built-in cupboard.

Outside the front is a small lawned garden, and the driveway providing off road parking leading to the single garage with power & lighting and has a personal door to the rear garden.

The garden is south facing, fully enclosed and laid to lawn with a patio seating area and hardstanding base for a shed.



Please note the marker reflects the  
postcode not the actual property

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