



Cambridge Road  
Stamford PE9 1BU



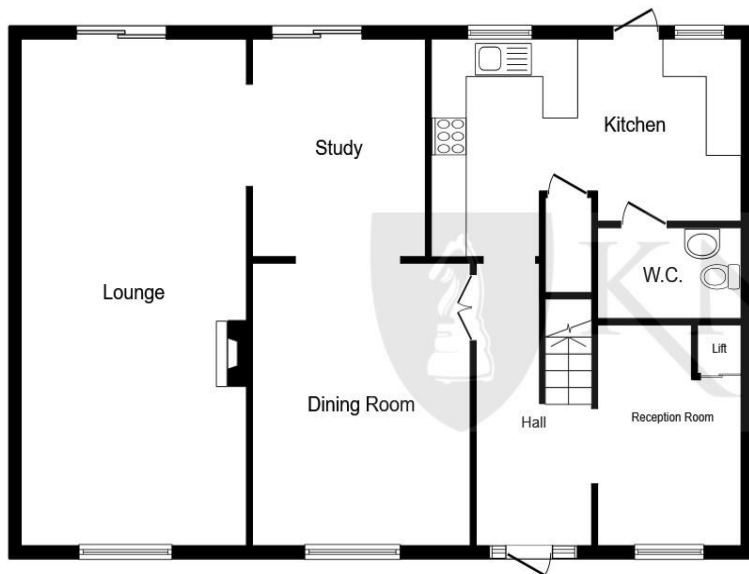
**KNIGHT**  
PARTNERSHIP



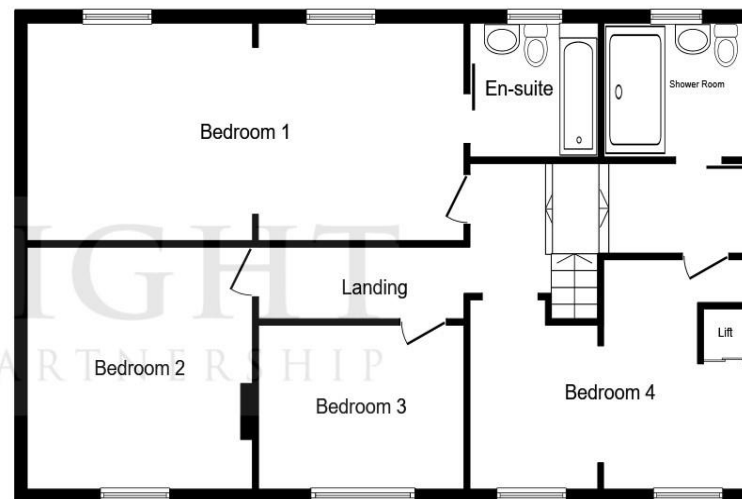
## *Welcome to* **Cambridge Road**

This spacious and flexible detached family home has been adapted by the current owners for accessibility and could easily be changed or remodelled to suit. Conveniently located with easy access to Stamford town centre, and local schooling and amenities.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Reception Room**

15' 1" x 12' 2" ( 4.60m x 3.71m )

**Study**

8' x 10' 6" ( 2.44m x 3.20m )

**Lounge**

27' 2" x 12' 8" ( 8.28m x 3.86m )

**Dining Room**

9' 9" x 11' 3" ( 2.97m x 3.43m )

**Kitchen**

17' 4" x 9' 10" ( 5.28m x 3.00m )

**Bedroom One**

24' 8" x 11' 4" ( 7.52m x 3.45m )

**En-Suite**

6' 8" x 7' 4" ( 2.03m x 2.24m )

**Bedroom Two**

11' 10" x 12' 1" ( 3.61m x 3.68m )

**Bedroom Three**

8' 8" x 10' 11" ( 2.64m x 3.33m )

**Bedroom Four**

9' x 7' 5" ( 2.74m x 2.26m )

**Bedroom Five**

11' 10" x 7' 11" ( 3.61m x 2.41m )

**Bathroom**

7' 11" x 6' 3" ( 2.41m x 1.91m )

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*

## Cambridge Road

- Generous Detached Family Home
- Convenient for Local Schooling & Amenities
- Flexible Accommodation
- Adapted For Accessibility Including a Lift
- Ample Driveway for Off Road Parking

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

guide price

**£575,000**

The accommodation briefly comprises: Entrance hall with stairs to the first floor opening into a reception room which has a lift to the first floor. Also off the hall is the dining room accessed via double doors with an opening through to the study with patio doors out to the garden, and through into the lounge which has a log burner, also with patio doors out to the garden. The kitchen is fitted with a range of units and has space for appliances including a fridge freezer, range cooker and washing machine, and has an understairs cupboard and access to the downstairs cloakroom, with a door out to the rear garden.

Upstairs there are four bedrooms, formerly five, which could easily be adapted with stud walls if required, with the master bedroom having an en-suite shower room, and an additional wet room. The lift is currently located in bedroom four.

Outside there is an ample block-paved driveway with two entrances allowing for parking for multiple vehicles, and the rear garden is fully enclosed, and mainly laid to lawn with a large patio seating area. There is also a large brick-built storage area to the side of the property with access to the front and rear. The property also has solar panels fitted.



Please note the marker reflects the  
postcode not the actual property

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