



Woodside

Stamford, PE9 2NZ

£400,000

Richardson

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Offered with No Chain with views towards and providing easy access into Burghley Park, as well as only a short stroll to the town centre and all the amenities that offers, including Stamford Arts Centre, The George Hotel and the train station, this 4 bedroom property is in a great position. The accommodation is well presented over 3 floors with gas central heating and UPVC double glazing. The canopy porchway opens to a spacious hallway with cloakroom off and access to the study/snug and the large kitchen living/diner. This is fitted with a comprehensive range of modern storage units and draws finished in a grey providing ample storage and worksurface area. A door gives access to the purpose built conservatory to the back. To the first floor, there is the family bathroom and 3 good sized bedrooms, one with large built in cupboard and the master having built in wardrobes to one wall and a fully tiled ensuite shower room. To the second floor is a further large double bedroom. Externally there is a small front garden with hedging surround. Shared driveway to the side leading to hard standing area and detached single garage.

Canopy porch

Reception hall

Cloakroom

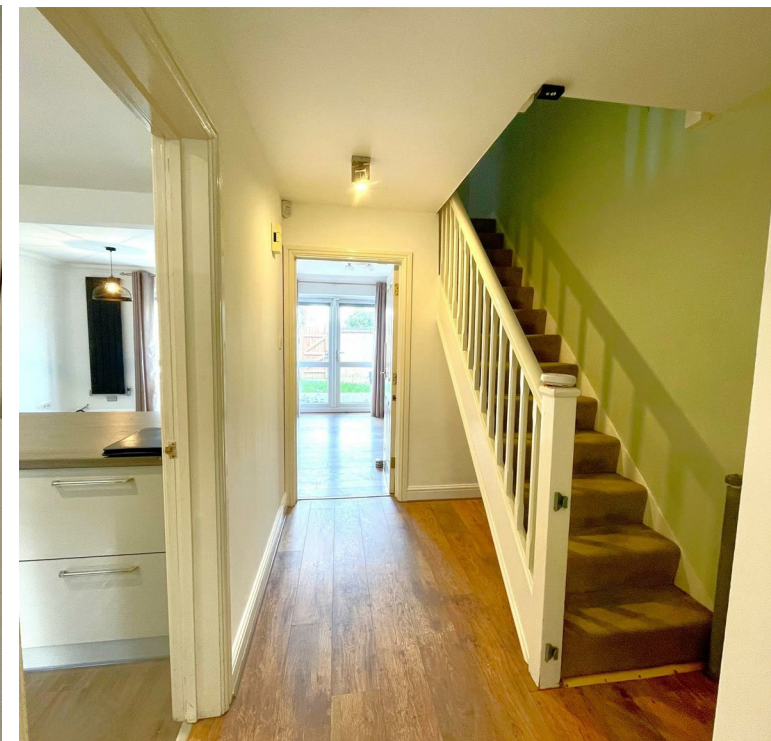
Open plan Kitchen Living/Diner

Kitchen area
14'9" x 11'5" (4.5m x 3.48m)

Living/dining area
12'1" x 9'2" (3.7m x 2.8m)

Conservatory
10'7" x 7'7" (3.25m x 2.32m)

Study/snug
10'5" x 8'11" (3.2m x 2.74m)





First floor landing

Bedroom

12'0" x 11'3" (3.67m x 3.43m)

Ensuite

7'5" x 6'1" (2.28m x 1.86m)

Bedroom

10'9" x 10'7" (3.3m x 3.25m)

Bedroom

7'3" x 9'6" (2.23m x 2.9m)

Bathroom

7'7" x 5'8" (2.32m x 1.75m)



Second floor

Bedroom

17'4" max x 18'8" max (5.28m max x 5.69m max)
(To uprights and including stairwell).

External details

Small front garden with hedging surround and pathway to front door. Shared driveway to the side leading to the parking area and detached single garage. Gated access to the partly walled enclosed rear garden/courtyard

Services

All main services connected

Council Tax

South Kesteven District Council Tax Band D

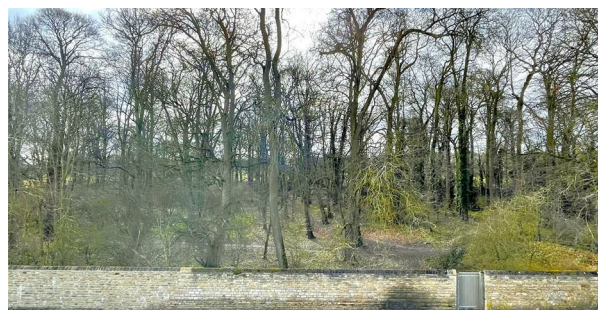
Communication

According to Openreach: Ultrafast Full Fibre is available

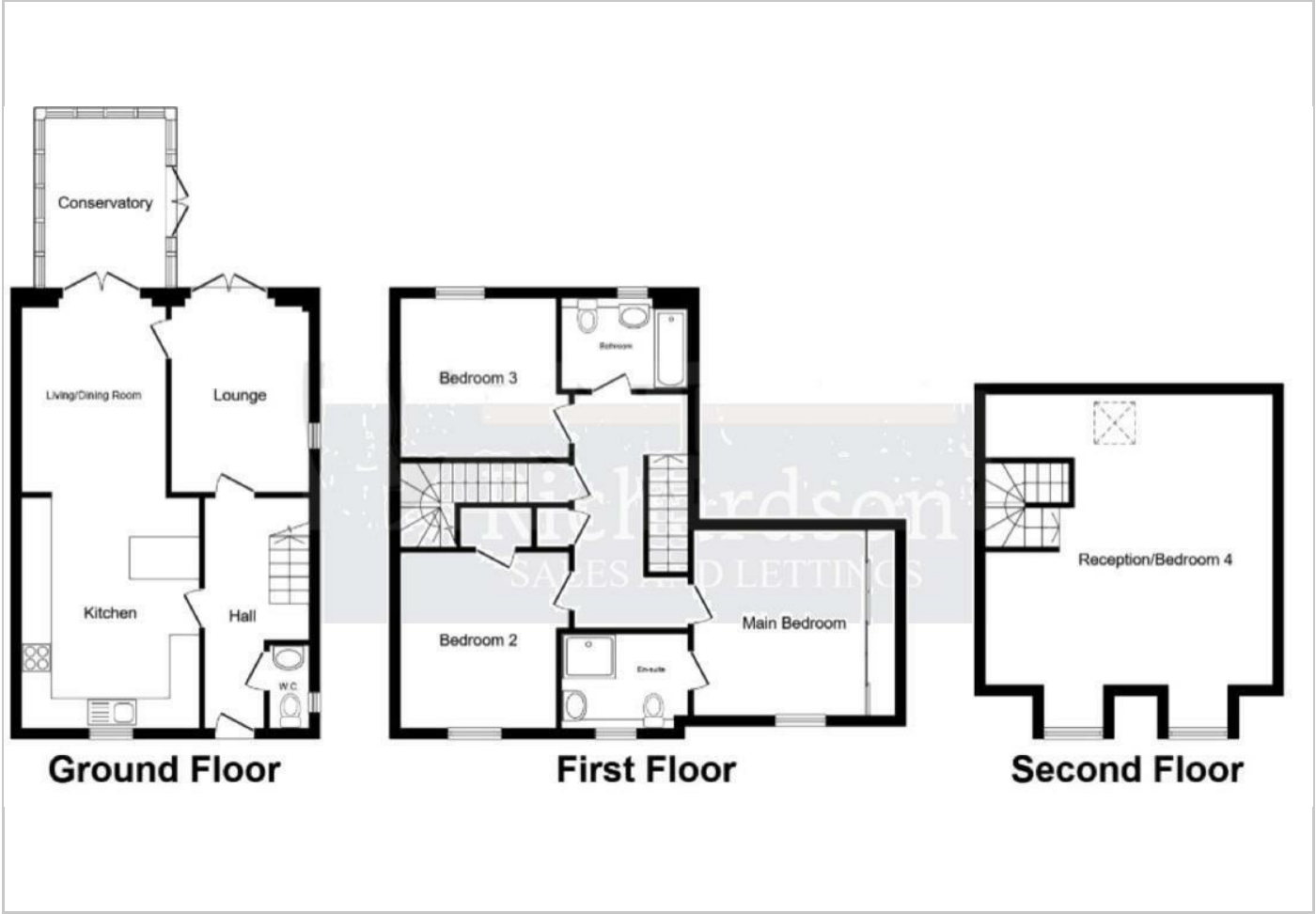
According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



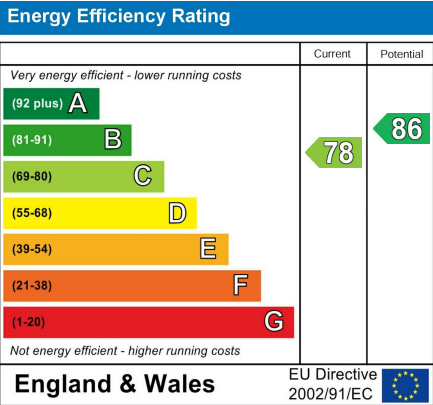
Floor Plan



Area Map



Energy Efficiency Graph



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