



Willow Road

Stamford, PE9 2FF

Price Guide £460,000

Richardson

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Situated in an established and popular area of Stamford on a corner plot, this extended detached home is well maintained and presented, so an inspection is strongly recommended. Extended to provide greater living and bedroom space by the current vendors, the property also benefits from gas central heating, with a boiler still under warranty, replacement double glazing, oak effect flooring and replacement internal doors. In brief, the accommodation comprises a reception area, dining room, study/hobby room, living room with multi fuel stove, conservatory, kitchen with oak units, granite work surfaces and built in appliances, utility and cloakroom. To the first floor, the master bedroom benefits from wardrobes and ensuite shower room. There are two further well proportioned bedrooms, refitted bathroom and a separate cloakroom. The corner plot provides parking for several vehicles and leads to a single garage with eve storage (the garage door is to be replaced shortly). An open plan front garden with gated access to the rear which is an oasis of calm with patio areas, well stocked beds, a mature Acer tree, pond and a shed to the side of the property.

Reception area

Dining area

11'6" x 9'5" (3.53m x 2.88m)

Study/hobby room

7'3" x 5'8" (2.21m x 1.73m)

Living room

18'1" x 9'10" (5.53m x 3.01m)

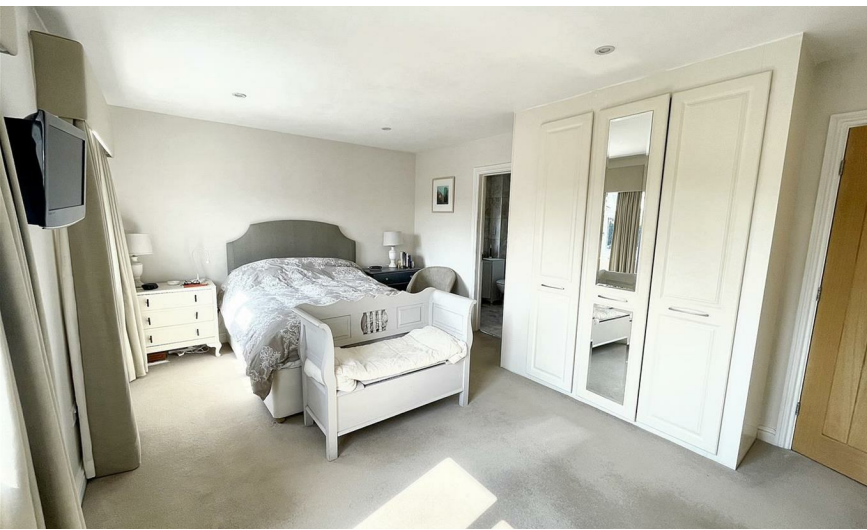
Conservatory

9'10" x 8'1" (3.02m x 2.47m)

Kitchen

11'7" x 7'8" (3.54m x 2.34m)





Utility
11'5" x 6'9" (3.48m x 2.08m)

Cloakroom

First floor landing

Master bedroom
16'3" x 11'5" (4.97m x 3.49m)

Ensuite shower
6'10" x 5'8" (2.1m x 1.74m)

Bedroom
11'5" x 10'0" (3.5m x 3.06m)

Bedroom
7'10" x 7'1" (2.41m x 2.16m)

Family bathroom
5'10" x 5'7" (1.8m x 1.71m)

Separate wc

External details

Positioned on a corner plot with driveway providing off road parking and leading to garage 2.95m x 4.95m with up and over door (will be replaced shortly) eve storge space and power & light connected. Gated access to the rear which has paved patio areas, beds and lawns with pond, mature Acer and shed to the side.

Tenure
Freehold

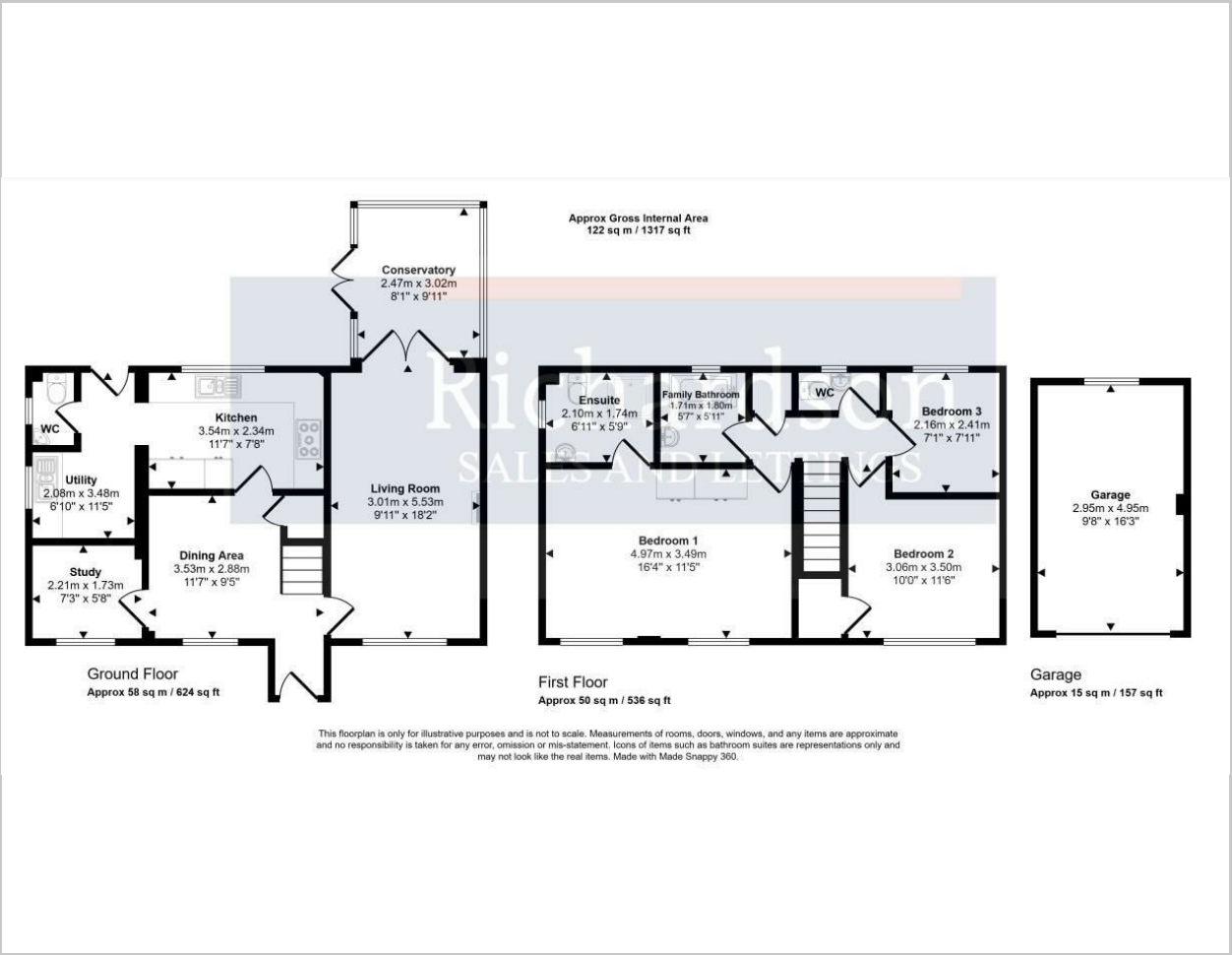
Council Tax
South Kesteven District Council Tax Band C (with improvement indicator)

Services
All mains services are connected

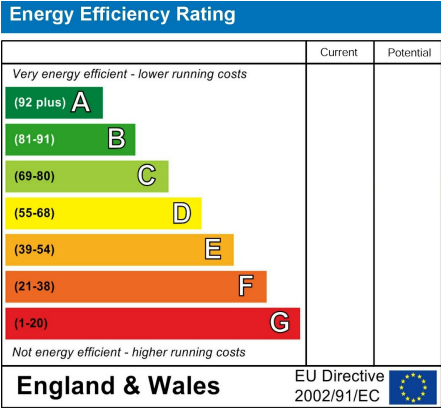
Communication
According to Ofcom: Ultrafast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Viewing
By appointment with Richardson
post@richardsonsurveyors.co.uk





Energy Efficiency Graph



Awaiting EPC

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