



69 Empingham Road, Stamford, Lincolnshire, PE9 2SU
£480,000



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A well presented bay fronted semi-detached house with car port, ample off-road parking and mature, private rear garden set within a sought after residential area of the historic market town of Stamford.

** Open-plan Sitting Room & Dining Room * Conservatory * Kitchen * Utility * 3 Bedrooms * Large Bathroom **



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The property offers well proportioned accommodation which benefits from gas fired central heating system and double glazing throughout. The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, open-plan Sitting Room and Dining Room, Conservatory, Kitchen. Utility Room; **FIRST FLOOR:** three Bedrooms (two double and one single), large Bathroom with feature claw-foot bath.

OUTSIDE the property is accessed via an extensive gravelled driveway which provides parking for several vehicles and leads to Car Port at the side of the house. To the rear lies a fully enclosed, established garden of good size.

ACCOMODATION

GROUND FLOOR

Entrance Hall 4.65m x 1.96m (15'3" x 6'5")

UPVC entrance door, radiator with display shelf above, oak flooring, picture rail, staircase with open spindles leading to first floor, under-stairs store cupboard.

Open-plan Sitting Room & Dining Room

Generously proportioned, dual aspect reception space incorporating Sitting Area and Dining Area with a traditional archway between:

Sitting Room 3.96m x 3.61m (13'0" x 11'10")

Ornamental fireplace with marble surround and raised hearth, radiator, oak effect flooring, arched display niches, picture rail, bay window to front.

Dining Room 3.78m x 3.78m (12'5" x 12'5")

Radiator, oak effect flooring, display niches, picture rail, sliding doors leading to Conservatory.

Conservatory 4.62m x 3.18m (15'2" x 10'5")

Timber construction on low brick walls with tiled floor, picture windows overlooking private rear garden and external French doors.

Kitchen 2.54m x 2.49m (8'4" x 8'2")

Range of fitted units incorporating granite effect work surfaces, inset single drainer stainless steel sink, cream fronted base cupboard and drawer units and matching eye level wall cupboards with ambient lighting beneath. Stoves gas cooker with extractor hood above, under-counter appliances space, wall mounted Valliant gas fired central heating boiler.

Tiled splashbacks, timber panelling to part of walls and ceiling, window and door to Utility Room.

Utility Room 2.95m x 2.82m (9'8" x 9'3")

Fitted base and wall mounted cupboards, tiled floor, window to front elevation, door to Car Port, window and external door to rear garden.

FIRST FLOOR

Landing 2.31m x 1.98m (7'7" x 6'6")

Galleried stairs, loft access hatch, window to side elevation.

Bedroom One 3.66m x 3.63m (12'0" x 11'11")

Two fitted double wardrobes, radiator, picture rail, window to rear providing pleasant garden outlook.

Bedroom Two 3.81m x 3.63m (12'6" x 11'11")

Two fitted double wardrobes with central fitted wall shelving, radiator, picture rail, window to front.

Bedroom Three 2.49m x 2.29m (8'2" x 7'6")

Radiator, picture rail, window to front.

Bathroom 2.79m x 2.24m (9'2" x 7'4")

Spacious bathroom equipped with white suite comprising low level WC and pedestal hand basin, freestanding claw-foot bath with tiled splashback, fitted glass screen, Mira Azora shower and deluge shower head above.

Built-in airing cupboard housing hot water tank, radiator, timber panelling to half wall height, laminate flooring, dual aspect windows to rear and side.

OUTSIDE

Front Garden

To the front of the property is a well-stocked bed and large gravelled driveway providing parking for a number of vehicles and leading to Car Port (situated to the side of the house).

Car Port

Provides covered parking for one car and gives access to Utility Room.

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Rear Garden

The mature rear garden enjoys a good degree of privacy and has been laid out to include a hard landscaped area with paved seating adjacent to the rear of the house, large lawn with mature beds and an area of secret garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE, Three, O2, Vodafone - limited (voice and data)
Outdoor: EE, Three, O2, Vodafone - likely (voice and data)
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

STAMFORD

Voted as the No.1 place to live in Britain in 2013, Stamford is a delightful ancient town that grew to prominence where the river could be crossed on the way north from London to York and Scotland. Within the town there is a host of lovely buildings, all of which capture the charm and elegance of the area as

a whole. Shopping facilities in Stamford are very good, within the centre shops cater for almost every need, and there are three supermarkets and a produce street market every Friday. Within the town there is a superb range of schools for children of all ages together with Stamford School and Stamford High School. For commuters, the A1 Great North Road lies immediately to the west of the town and this offers good driving facilities both north and south, particularly to Peterborough. In addition there is a railway station with services to Peterborough, from which London is approximately a 50 minute journey, and westwards to Leicester and Birmingham.

COUNCIL TAX

Band C
South Kesteven District Council, Telephone 01476 406080.

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of

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each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

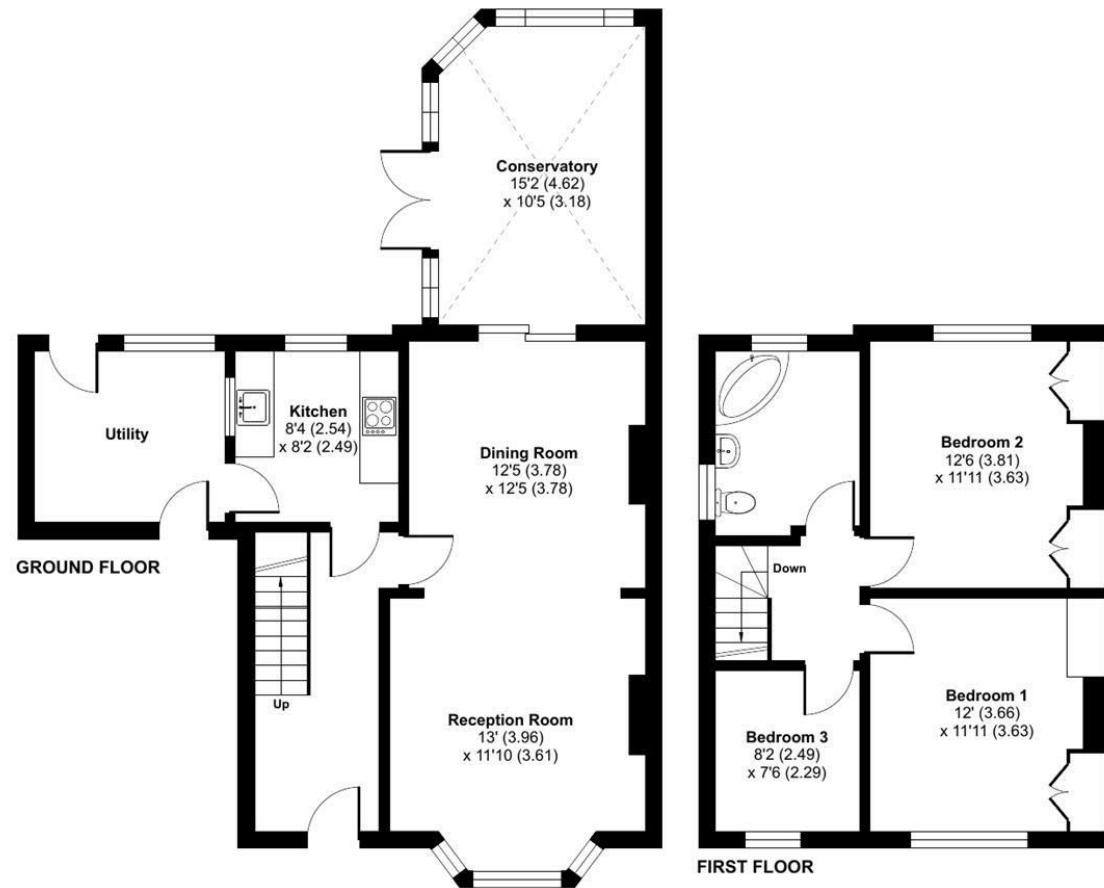






Approximate Area = 1252 sq ft / 116.3 sq m



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1131639





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(22-34) E		
(12-21) F		
(1-11) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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