



46 Chatsworth Road, Stamford, Lincolnshire, PE9 2UR
Asking Price £295,000



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DESCRIPTION

An extended semi-detached house with garage, ample parking and good size garden situated in an established residential area on the edge of historic market town of Stamford.

The property offers accommodation which benefits from gas fired central heating system and double glazing throughout. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Porch, Entrance Hall, Lounge, Dining Room, Inner Hall, Family Room, WC, Kitchen, Conservatory/Utility; FIRST FLOOR: three Bedrooms, Shower Room.

OUTSIDE: there is a single Garage with Workshop area located and adjoining the rear garden plus a driveway area. The Garage is on the left hand side of the row. The gardens and grounds comprise a hard-landscaped area of to the front and a good size, fully enclosed garden to side and rear of the property.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Sliding double-glazed front entrance door, internal glazed door to:

Entrance Hall

Built-in cupboard, radiator, stairs leading to first floor, doors to Lounge and Kitchen.

Lounge 8.08m x 3.30m (26'6" x 10'9")

Radiator, wall-light points, picture window to front, archway to Dining Room.

Dining Room 2.95m x 2.62m (9'8" x 8'7")

Radiator, door to Inner Hall.

Inner Hall

Access to Family Room, Kitchen and WC.

Family Room 4.22m max x 3.78m (13'10" max x 12'5")

Radiator, window to rear.

WC

Two-piece suite of low level WC and hand basin, window to side.

Kitchen 5.11m x 1.63m (16'9" x 5'4")

Range of fitted units incorporating roll-top formica work surfaces, inset single drainer sink with mixer tap, ample base cupboard and drawer units and integrated appliances comprising electric oven and gas hob with extractor hood above. There is an under-counter appliance space.

Tiled walls, built-in cupboard, dual-aspect windows to side and rear, glazed door to Conservatory/Utility.

Conservatory/Utility 7.47m x 1.78m (24'6" x 5'10")

Fitted unit with inset single drainer stainless steel sink and cupboards beneath, adjoining worktop with space for tumble dryer and space and plumbing for washing machine beneath. Radiator, wood panelling to part of walls, triple-aspect windows, external door to garden.

FIRST FLOOR

Landing

Built-in cupboard, loft access hatch, window to side.

Bedroom One 3.86m x 3.02m (12'8" x 9'11")

Radiator, window to front.

Bedroom Two 3.30m x 3.02m (10'10" x 9'11")

Radiator, window to rear.

Bedroom Three 2.44m x 2.16m (8'0" x 7'1")

Radiator, window to front.

Shower Room

Coloured suite of low level WC and pedestal hand basin, level-access double shower enclosure with mixer shower and fitted splashbacks, partially tiled walls, radiator, window to rear.

OUTSIDE

Single Garage 4.98m x 2.74m (16'4" x 8'11")

(left hand garage in the row at the rear of the property)

A, "L" shaped single Garage which adjoins the rear garden with a Workshop area to the rear. The Garage is accessed via a block-paved driveway providing an off-road parking space.

Front Garden

The property's open-plan frontage is of a good size and is hard-landscaped. A hand gate to the side of the house links front and rear of the property.

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Side and Rear Garden

There is an extensive paved area to the side of the house with hand gate giving external access to the driveway and garaging and leading to a further area of garden featuring lawn with established shrub borders to the rear.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast and Ultrafast

Mobile signal availability:

Indoor: EE and Vodafone - voice and data likely; O2 - voice likely, data limited; Three - voice and data limited

Outdoor: EE, Three, O2 and Vodafone - voice and data likely

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

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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 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.

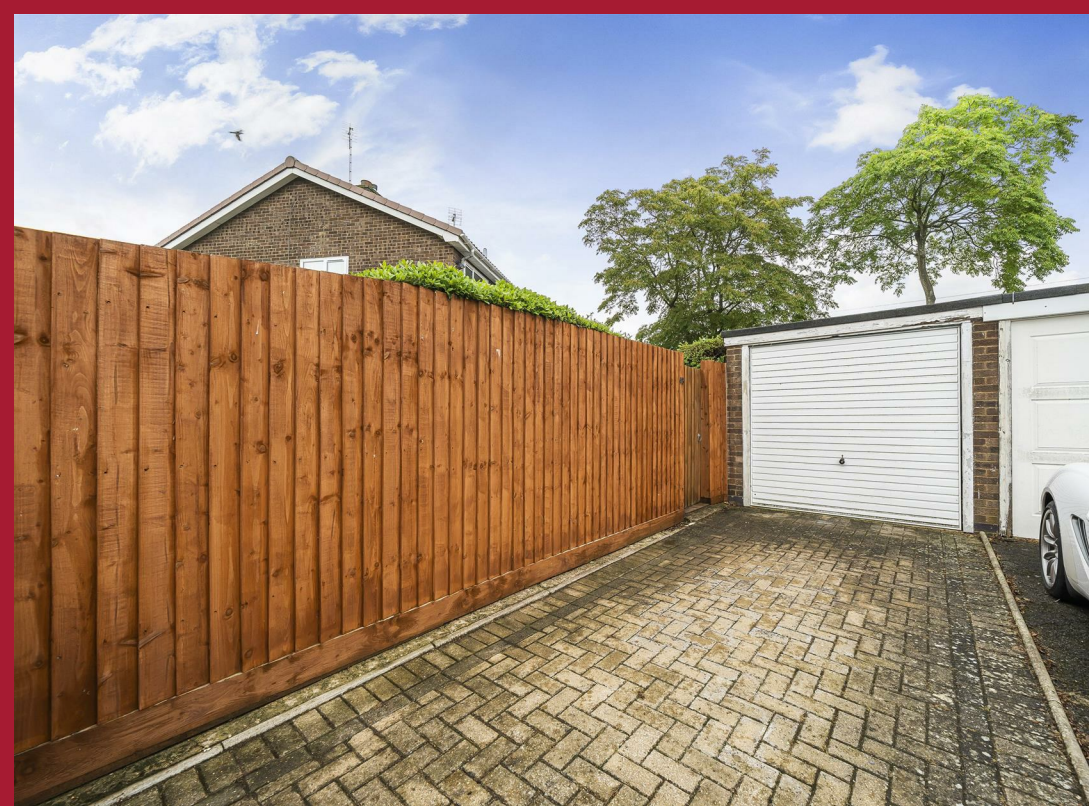
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.







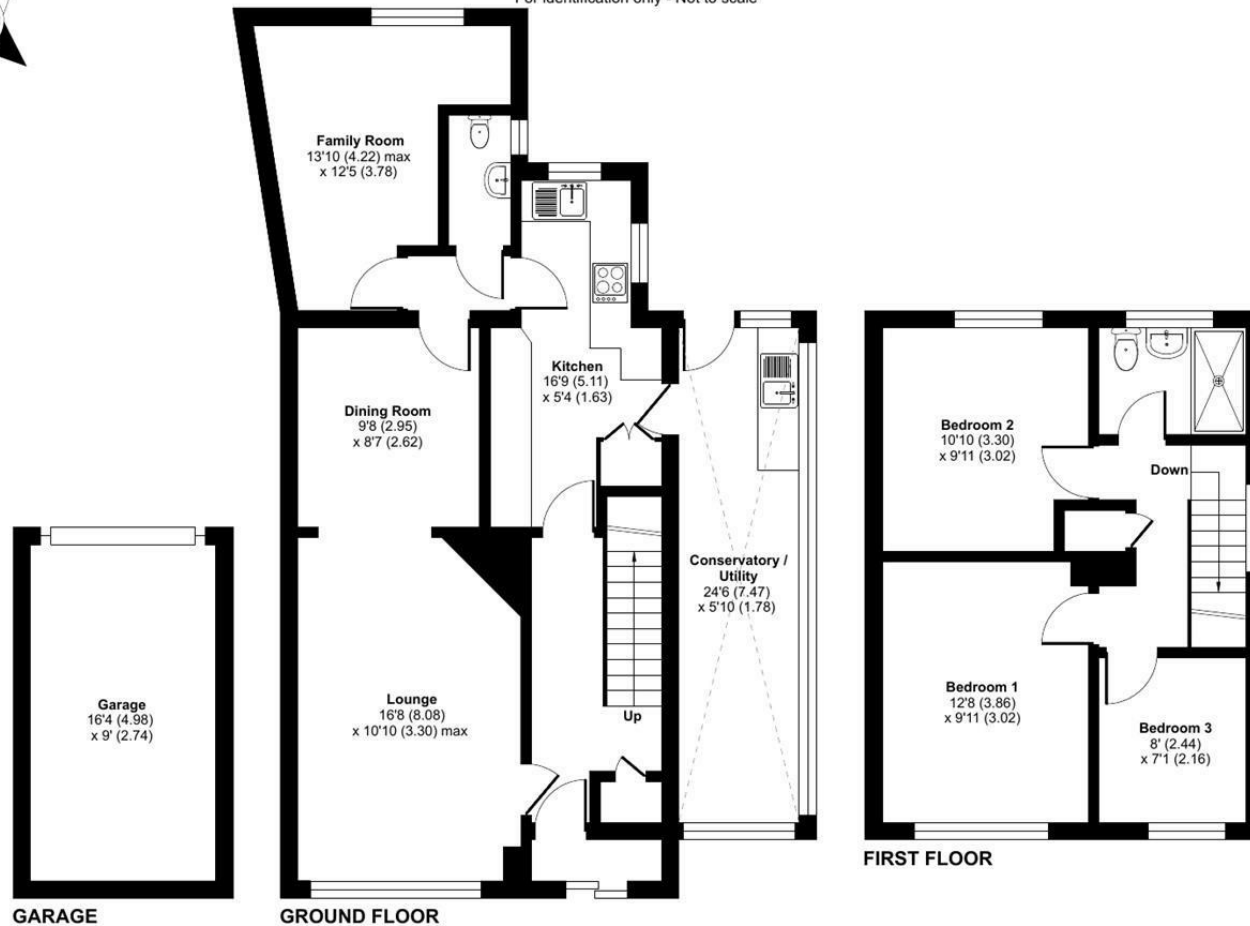




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Approximate Area = 1266 sq ft / 117.6 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1413 sq ft / 131.2 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1160820

