



## Hambleton Road Stamford, PE9 2RY

**SOLD STC PRIOR TO MARKETING** - This 3 bedroom detached family home with a single garage, off street parking and gardens to the front and rear sits on a popular road close to local shops, Malcolm Sargent Primary School and offers easy access to the A1 and Stamford's Tow Centre. The property offers a purchaser a great opportunity to further extend the already generous accommodation on offer (subject to planning).

**Offers Over £400,000**

# Hambleton Road

Stamford, PE9 2RY



- 3 Bedroom Detached Family Home
- 2 Reception Rooms & Conservatory
- Established Rear Garden
- Sought After Residential Area
- Kitchen & Utility Room
- Driveway & Larger Than Average Single Garage
- Views Over Empingham Road Playing Fields
- Ground Floor Shower Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

7'2" x 11'5" (2.18m x 3.48m)

## Living Room

13'11" x 13'11" (4.24m x 4.24m)

## Dining Room

11'4" x 9'2" (3.45m x 2.79m)

## Conservatory

10'7" x 11'9" (3.23m x 3.58m)

## Kitchen

9'11" x 9'0" (3.02m x 2.74m)

## Side Lobby

3'3" x 27'3" (0.99m x 8.31m)

## Utility Room

11'8" x 6'7" max (3.56m x 2.01m max)

## Shower Room

8'0" x 5'9" (2.44m x 1.75m)

## Landing

6'7" x 6'11" (2.01m x 2.11m)

## Bedroom 1

14'6" x 12'9" (4.42m x 3.89m)

## Bedroom 2

11'8" x 10'4" (3.56m x 3.15m)

## Bedroom 3

9'7" x 7'3" (2.92m x 2.21m)

## Shower Room

8'11" x 5'11" (2.72m x 1.80m)

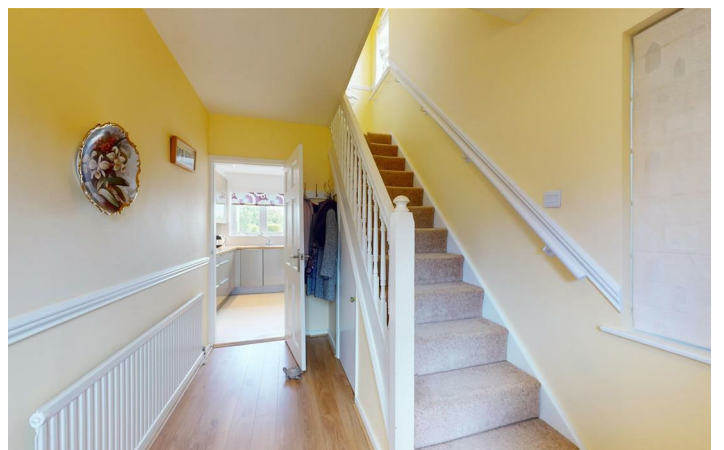
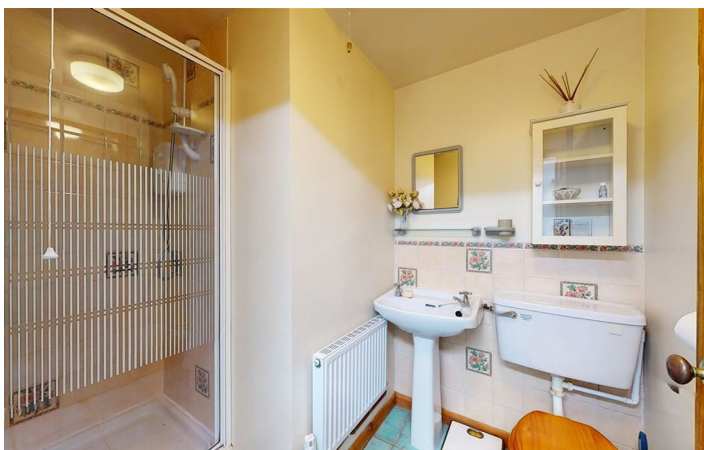
## Single Garage

8'6" x 28'5" (2.59m x 8.66m)

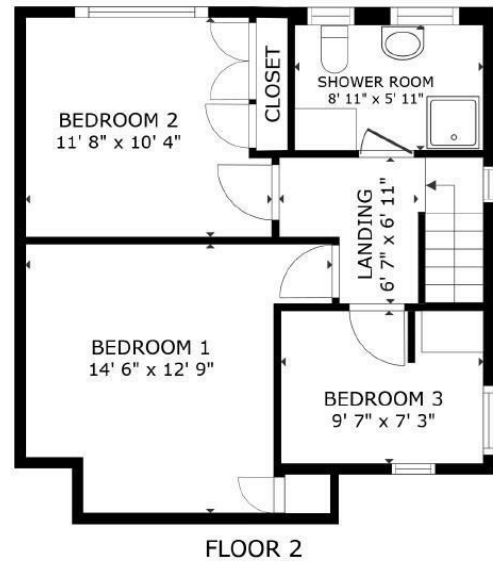
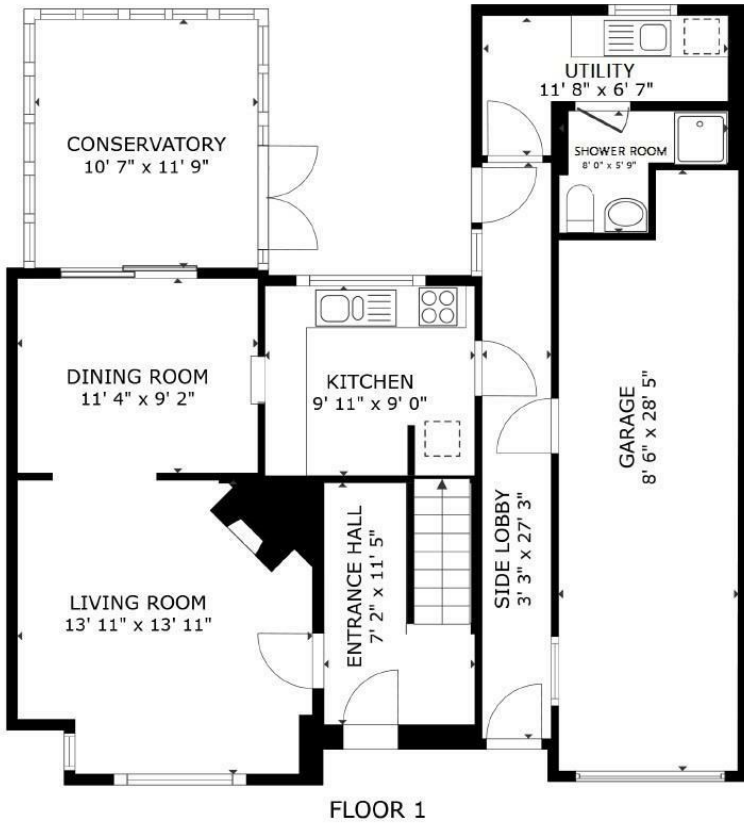


## Directions

Please use the following postcode for Sat Nav guidance - PE9 2RY



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 773 sq.ft. FLOOR 2 473 sq.ft.  
 EXCLUDED AREAS : GARAGE 226 sq.ft.  
 TOTAL : 1,246 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 82        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 64                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |