



Lonsdale Road Stamford, PE9 2SG

Set in this sought after estate location to the west of Stamford is this established 4 Bedroom Detached Family Home with a Double Garage, off street parking and mature gardens to both the front and rear. The property is also ideally situated, being close to local shops, the Malcolm Sargent Primary School and offers easy access to the A1 and Stamford's Town Centre. The property offers a purchaser a great opportunity to much improve and to further extend the already generous accommodation on offer (subject to planning permission).

Offers Over £500,000

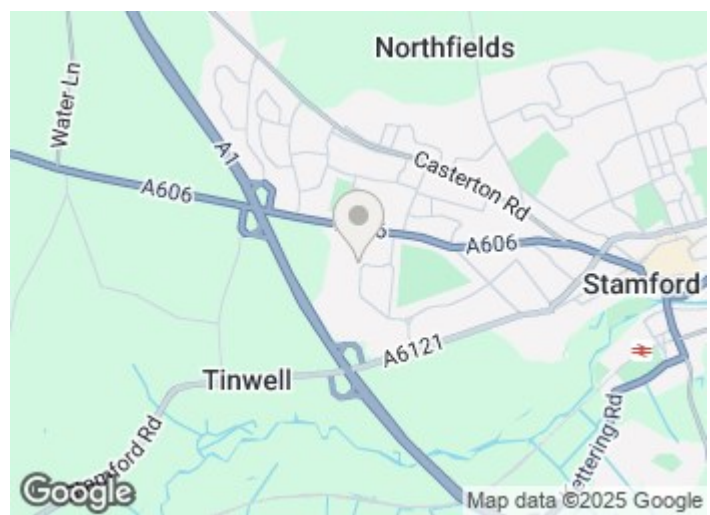
Lonsdale Road

Stamford, PE9 2SG



- Established Detached Family Home
- Further Potential to Much Improve and Further Extend (STPP)
- Well Presented Mature Gardens
- Popular Residential Area
- 4 Bedrooms - 2 Bathrooms
- Double Garage and Block Paved Driveway
- Extended Ground Floor Accommodation
- 2 Reception Rooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

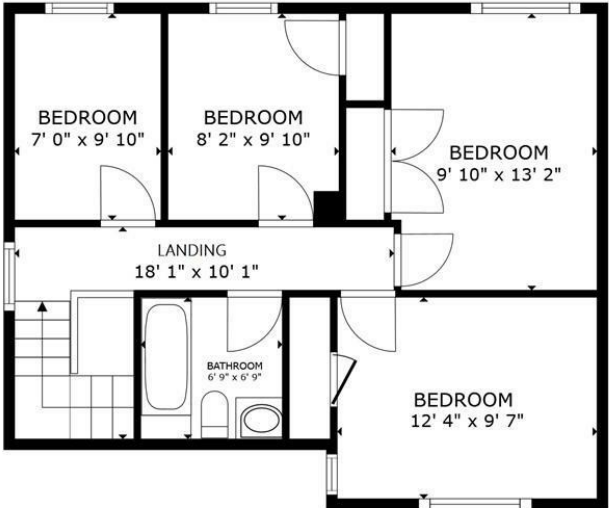
Porch 9'3" x 2'9" (2.82m x 0.84m)	Dining Room 11'7" x 15'10" (3.53m x 4.83m)	Bedroom 3 8'2" x 9'10" (2.49m x 3.00m)
Entrance Hall	Wet Room 8'9" x 5'8" (2.67m x 1.73m)	Bedroom 4 7'0" x 9'10" (2.13m x 3.00m)
Cloakroom 2'9" x 7'1" (0.84m x 2.16m)	Landing 18'1" x 10'1" (5.51m x 3.07m)	Family Bathroom 6'9" x 6'9" (2.06m x 2.06m)
Living Room 12'5" x 23'9" (3.78m x 7.24m)	Bedroom 1 9'10" x 13'2" (3.00m x 4.01m)	Double Garage 15'5" x 19'11" (4.70m x 6.07m)
Kitchen/Dining Room 15'1" x 9'10" (4.60m x 3.00m)	Bedroom 2 12'4" x 9'7" (3.76m x 2.92m)	



Directions
Please Use Post Code PE9 2SG for Sat-Nav assistance.



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 898 sq.ft. FLOOR 2 596 sq.ft.
TOTAL : 1,494 sq.ft. EXCLUDING DOUBLE GARAGE
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 firms 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) A		
(81-91) B		
(69-80) C		
(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		