

Roman Bank Stamford, PE9 2ST

Situated on one of Stamford's premier roads sits this attractive detached family home that uniquely sits in a double plot of approximately a Quarter of an Acre. The property is set just a few minutes walk from the very centre of Stamford Town and all its many local amenities, shops, schools, restaurants & bars. Currently configured as a 4 Bedroom, 2 Bathroom, 4 Reception Room house, the opportunities to reconfigure or further extend are extensive. The current owners have approved planning permission to extend the first floor accommodation - Planning Ref SKDC - S24/0402

Viewing Highly Recommended & By Appointment Only

£1,150,000

Roman Bank

Stamford, PE9 2ST



- Attractive Detached Family Home
- Planning Permission Granted - Planning Ref SKDC - S24/0402
- Approximately a Quarter of An Acre Plot
- Situated on One of Stamford's Premier Roads
- 4 Reception Rooms
- Ample Parking and Single Garage
- Just a Few Minutes Walk from the Very Centre of Stamford Town
- 4 Bedrooms - Master with En Suite
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

11'0" x 11'2" (3.35m x 3.40m)

Living Room

14'8" x 25'1" (4.47m x 7.65m)

Dining Room

14'8" x 16'2" (4.47m x 4.93m)

Inner Hall

11'7" x 11'8" (3.53m x 3.56m)

Cloakroom

5'9" x 5'1" (1.75m x 1.55m)

Study/Family Room

14'0" x 12'8" (4.27m x 3.86m)

Kitchen

10'4" x 23'3" (3.15m x 7.09m)

Breakfast Room

11'7" x 16'2" (3.53m x 4.93m)

Reception Room/Bedroom

10'7" x 17'11" (3.23m x 5.46m)

Utility

13'1" x 9'10" x 32'9" x 36'1" (4'3" x 10'11")

Landing

16'2" x 3'1" (4.93m x 0.94m)

Master Bedroom

17'9" x 11'3" (5.41m x 3.43m)

En-Suite Shower Room

7'7" x 5'10" (2.31m x 1.78m)

Bedroom 2

14'1" x 10'5" (4.29m x 3.18m)

Bedroom 3 (Currently used as a Dressing Room)

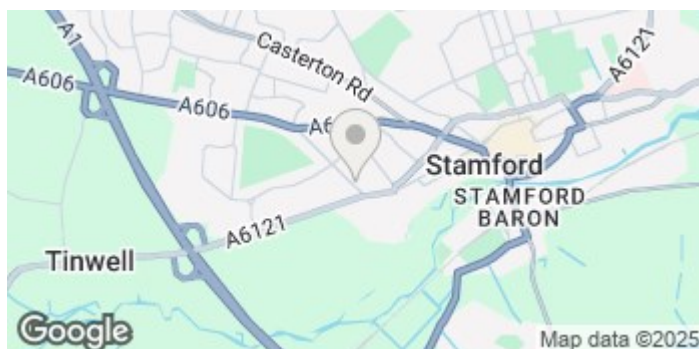
10'0" x 13'2" (3.05m x 4.01m)

Bedroom 4

9'1" x 7'8" (2.77m x 2.34m)

Family Bathroom

9'4" x 5'2" (2.84m x 1.57m)

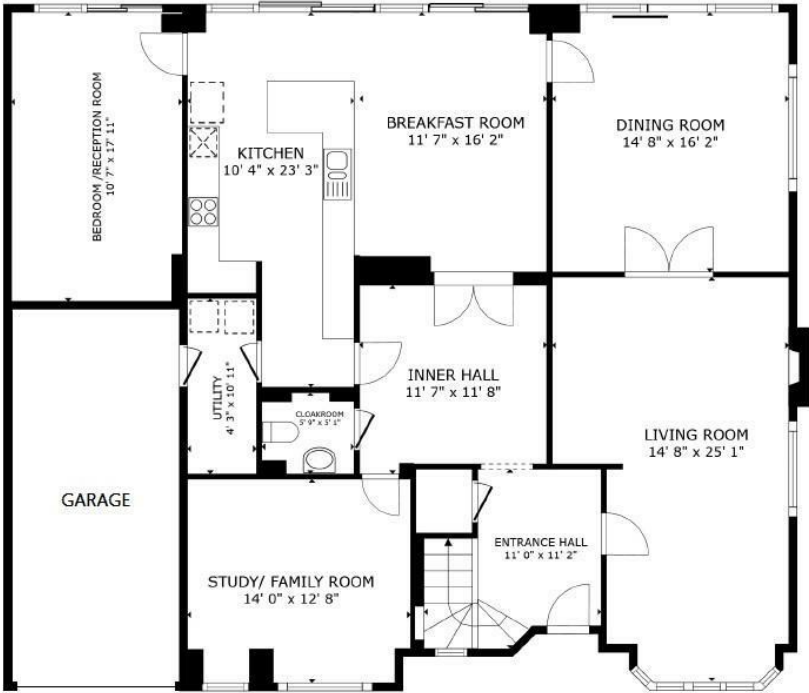


Directions

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



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,705 sq.ft. FLOOR 2 737 sq.ft.
TOTAL : 2,442 sq.ft. EXCLUDING 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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