



Lonsdale Road

Stamford, PE9 2RW

A spacious and beautifully presented five-bedroom detached family home, ideally situated in one of Stamford's most sought-after residential areas. 3 Lonsdale Road offers over 2,250 sq. ft. of versatile living accommodation, thoughtfully designed for modern family life, and just a short distance from Stamford's historic town centre, schools, and local amenities.

£925,000

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- Detached five-bedroom family home
- Four reception rooms
- Master bedroom with en-suite
- Generous Kitchen & Breakfast Room
- 4 Further Double Bedrooms
- Over 2,250 sq. ft. of accommodation
- Sought-after residential area near Stamford town centre
- Established South Facing Rear Garden
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

10'4" x 10'8" (3.15m x 3.25m)

Cloakroom

6'6" x 3'9" (1.98m x 1.14m)

Living Room

16'1" x 18'5" (4.90m x 5.61m)

Dining Room

12'0" x 17'6" (3.66m x 5.33m)

Kitchen

14'5" x 11'3" (4.39m x 3.43m)

Breakfast Room

14'5" x 9'7" (4.39m x 2.92m)

Family Room

11'11" x 12'2" (3.63m x 3.71m)

Utility

11'11" x 6'2" (3.63m x 1.88m)

Single Garage

11'11" x 17'4" (3.63m x 5.28m)

Landing

15'6" x 6'7" (4.72m x 2.01m)

Master Bedroom

11'9" x 14'3" (3.58m x 4.34m)

En- Suite

8'4" x 6'5" (2.54m x 1.96m)

Bedroom

12'7" x 9'1" (3.84m x 2.77m)

Bedroom

14'6" x 10'4" (4.42m x 3.15m)

Bedroom

16'2" x 9'0" (4.93m x 2.74m)

Bedroom

15'5" x 9'9" (4.70m x 2.97m)

Family Bathroom

8'4" x 6'5" (2.54m x 1.96m)

Separate WC

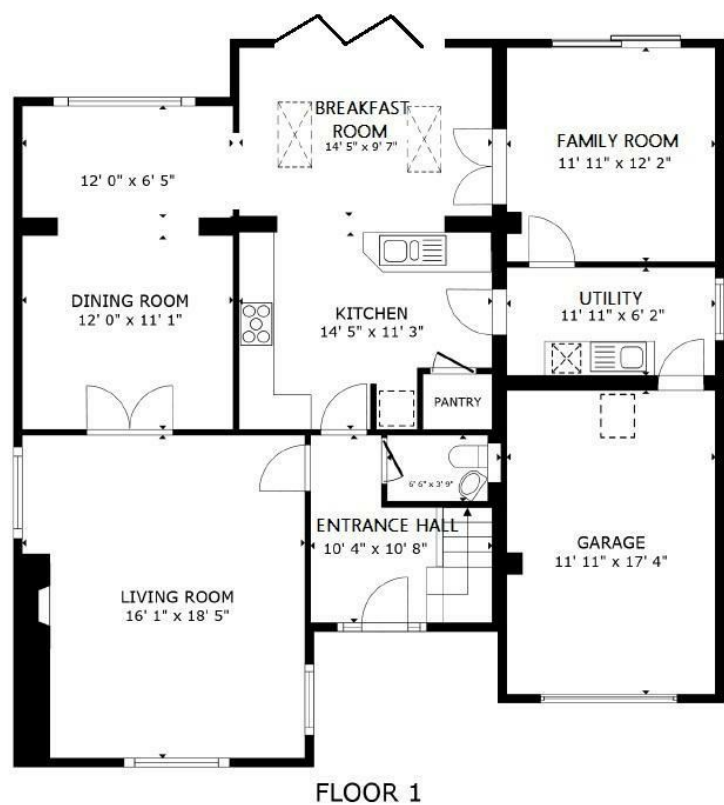


Directions

Please use the following postcode for Sat Nav guidance - PE9 2RW Location - Lonsdale Road is a peaceful residential street located just over a mile from Stamford's bustling town centre, with its excellent range of shops, cafés, restaurants, and highly regarded schools. The area offers easy access to the A1 and mainline rail services to Peterborough, London, and the North.



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 1,219 sq.ft. FLOOR 2 1,033 sq.ft.
EXCLUDED AREAS : GARAGE 206 sq.ft.
TOTAL : 2,253 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 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	75	77
(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		