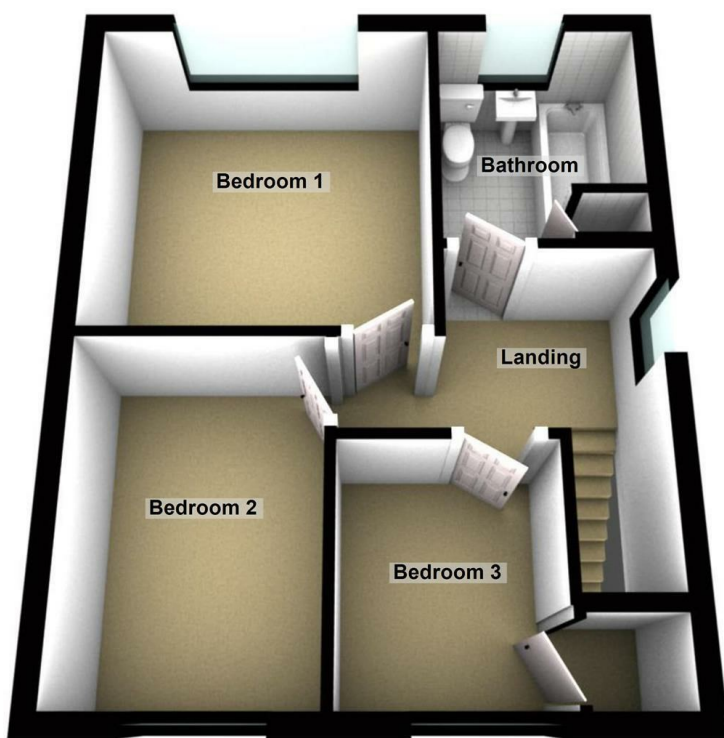


Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

SITTING ROOM

KITCHEN DINER

UTILITY AREA

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Caithness Road  
Stamford, PE9 2TP  
£375,000



## Caithness Road Stamford PE9 2TP

This beautifully renovated and extended semi-detached house in the highly sought-after area of Stamford offers a perfect blend of modern living and practical family space.

- AVAILABLE WITH NO FORWARD CHAIN
- UPGRADED AND RENOVATED THROUGHOUT BY CURRENT OWNER
- STUNNING KITCHEN EXTENSION TO THE REAR
- DOUBLE BI-FOLD DOORS AND SKYLIGHT TO THE EXTENSION
- SEPERATE UTILITY AREA AND TWO-PIECE CLOAKROOM
- MODERN FULLY TILED THREE PIECE FAMILY BATHROOM
- THREE BEDROOMS
- PRIVATE SOUTH FACING REAR GARDEN
- OFF ROAD PARKING TO FRONT AND GARAGE TO THE REAR
- VIEWINGS ARE HIGHLY RECOMMENDED

Viewings: By appointment  
£375,000

### ENTRANCE PORCH

2'7" x 5'4"  
Door to front, laminate flooring, stairs to first floor, storage cupboard, leading to living room.

### LIVING ROOM

12'1" x 13'7"  
UPVC double glazed window to front, laminate flooring, radiator, media wall, open to sitting room.

### SITTING ROOM

8" x 7"  
Open between the living room and kitchen diner, laminate flooring, radiator.

### KITCHEN DINER

9'7" x 16'1"  
Open plan kitchen with dining space, fitted kitchen with a matching range of base and eye level units, central island with breakfast bar, counter lighting, fitted dishwasher, space for fridge freezer, built in oven and grill, four ring hob, central skylight, double aluminium bi-fold doors leading out into the garden space.

### UTILITY AREA

7'5" x 9'1"  
Obscure single door to side, matching range of base and eye level units, fitted worktop, fitted sink, space for washing machine, space for tumble dryer, laminate flooring.

### CLOAKROOM

Two piece suite with low level WC, wash hand basin, laminate flooring.

### FIRST FLOOR LANDING

UPVC double glazed window to side, fitted carpet.

### BEDROOM 1

9'7" x 10'2"  
UPVC double glazed window to front, fitted carpet, radiator.

### BEDROOM 2

10'1" x 7'1"  
UPVC double glazed window to front, wooden floorboard, radiator.

### BEDROOM 3

7'1" x 6'1"  
UPVC double glazed window to front, fitted carpet, radiator, built in wardrobe.

### BATHROOM

7'3" x 5'8"  
Obscure uPVC double glazed window to rear, fitted three-piece suite with low level WC, was hand basin with towel rail, bath with shower fitted over, shower screen, chrome towel rack style radiator, lighted mirrored cabinet, fully tiled walls and flooring.

### OUTSIDE

At the front, the property offers open parking space for three vehicles. Additional access to the side via wrought iron gates leads to a single garage and the private rear garden. The fully enclosed rear garden offers privacy and is beautifully set up with a patio area, flowerbed and shrub borders, and a lawn space, perfect for outdoor relaxation and activities.

### TENURE

Freehold.

### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

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

England & Wales EU Directive 2002/91/EC