



Emmanuel Road Stamford, PE9 1JE

Substantial Extended Home • In Need of Updating • Rare Opportunity in a sought after Stamford Location

A heavily extended and highly versatile family home, offering over 1,600 sq. ft. of internal accommodation (excluding garage), positioned on a sought-after residential road in Stamford. This unique property provides an exceptional opportunity for buyers looking to renovate, modernise and add value.

The layout offers impressive flexibility, generous room proportions, and multiple reception spaces, making it ideal for those seeking a home that can evolve with their needs.

£250,000

Emmanuel Road

Stamford, PE9 1JE



- Substantially Extended Home Offering Exceptional Internal Space
- Large Kitchen, Utility Room, and Ground-Floor WC
- Integrated Large Garage with Further Conversion Potential (STPP)
- Three bedrooms, Including Two Good Sized Doubles
- Dedicated Home Office Ideal for Remote Working
- In Need of Updating, Presenting a Rare Opportunity to Add Value
- Multiple Reception Rooms Including Lounge, Snug, and Dining/Living Room
- Conservatory Overlooking the Rear Garden
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

4'1" x 7'6" (1.24m x 2.29m)

Hallway

12'0" x 5'10" (3.66m x 1.78m)

Lounge

23'11" x 11'2" (7.29m x 3.40m)

Kitchen Breakfast Room/Sung

15'5" x 17'4" (4.57m/1.52m x 5.28m)

Living/Dining Room

16'8" x 17'2" (5.08m x 5.23m)

Conservatory

12'11" x 9'8" (3.94m x 2.95m)

Side Lobby

10'8" x 9'9" (3.25m x 2.97m)

Utility Room

19'5" x 9'2" (5.92m x 2.79m)

Office

9'6" x 9'1" (2.90m x 2.79m)

Cloakroom

7'1" x 2'8" (2.16m x 0.81m)

Garage

24'10" x 9'6" (7.57m x 2.90m)

Landing

8'11" x 5'10" max (2.72m x 1.78m max)

Bedroom 1

32'9" x 29'6" (10'9" x 11'4")

Bedroom 2

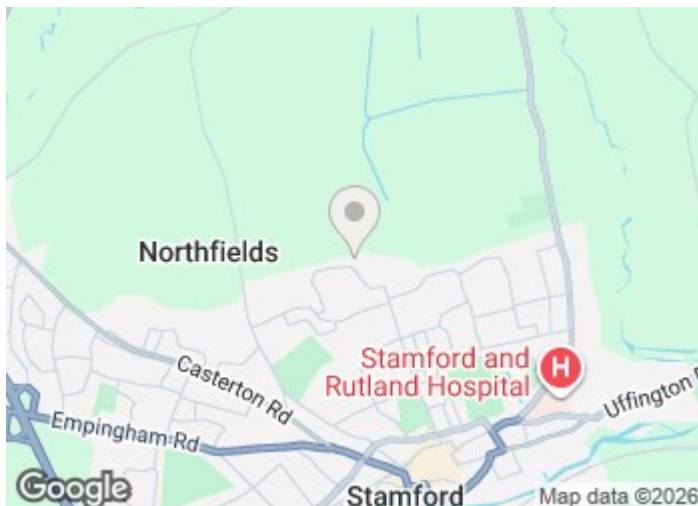
11'7" x 11'4" (3.53m x 3.45m)

Bedroom 3

7'2" x 8'7" (2.18m x 2.62m)

Family Bathroom

5'8" x 5'10" (1.73m x 1.78m)

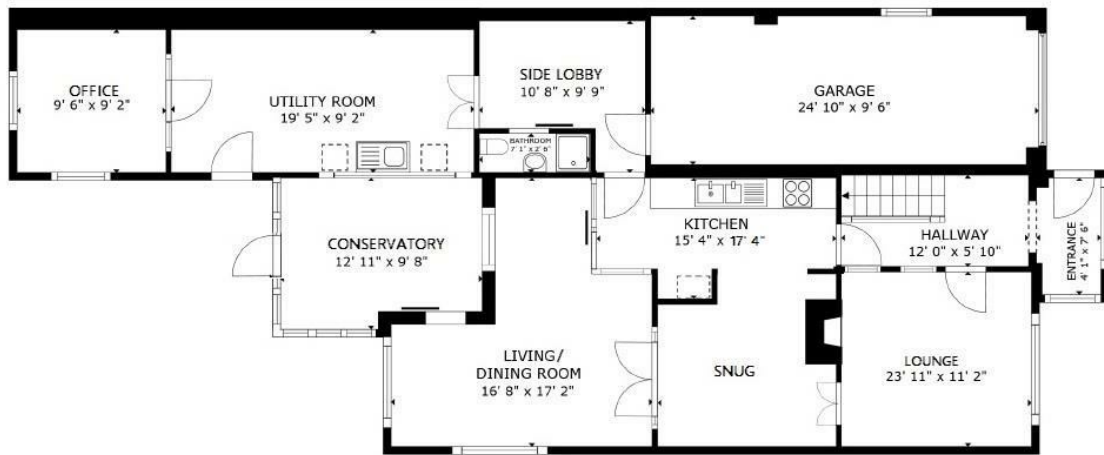


Directions

Please use the following postcode for Sat Nav guidance - PE9 1JE



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,211 sq.ft. FLOOR 2 396 sq.ft.
 EXCLUDED AREAS : GARAGE 236 sq.ft.
 TOTAL : 1,607 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.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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		59	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	