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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.

£230,000

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- 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"'29'6"" x 36'1"'13'1"" (10'9" x 11'4")

Bedroom 2
11'7" x 11'4" (3.53m x 3.45m)

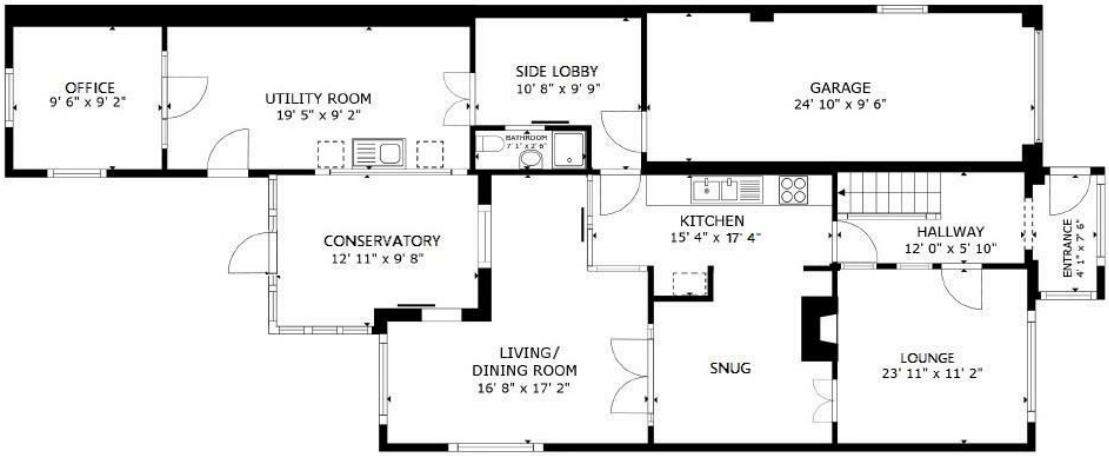
Bedroom 3
7'2" x 8'7" (2.18m x 2.62m)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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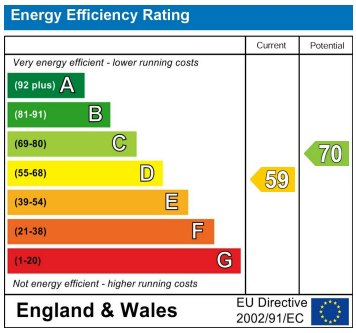
REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a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



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