



9 Cambridge Road, Stamford
£500,000

 **NEWTON FALLOWELL**

****Great Plot**** Situated in one of Stamford's most sought-after locations, this beautifully extended three-bedroom detached bungalow occupies an exceptionally generous plot and offers spacious, versatile accommodation that has been extensively modernised by the current owners in recent years. The property combines contemporary styling with flexible living spaces, all while enjoying a stunning rear garden and excellent outdoor space.

The property is entered via a welcoming porch leading into a central hallway, providing access to the principal rooms including the lounge, two bedrooms, kitchen, family bathroom, and loft access via a fitted ladder. The loft itself benefits from a boarded floor and lighting, providing excellent additional storage space.

To the front of the home is a bright and spacious living room featuring a contemporary living flame fire and a large window allowing natural light to flood the room.

The recently refitted kitchen has been thoughtfully designed by the owners to create a practical yet sociable space, complete with a range of modern units, integrated appliances, and a stylish breakfast bar with induction hob. A particular highlight of the property is the impressive rear extension, which has created a superb garden room overlooking the rear garden. Flooded with natural light from large windows, French doors, and a striking roof lantern, this wonderful room offers the perfect setting for entertaining, dining, or simply relaxing while enjoying views of the garden.

The bungalow offers three generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite shower room. Bedroom two also benefits from an integral storage cupboard, while bedroom three has been cleverly designed with pocket doors, allowing the current owners to use the room either as a private bedroom or as an extension of the main living accommodation depending on their needs.

Externally, the property continues to impress. The owners have recently extended the dropped kerb and installed a newly laid block-paved driveway, providing ample off-road parking, while the mature front garden adds to the home's attractive kerb appeal. The property also offers convenient sloped pedestrian access to the front door, storage shed, and rear garden.





Entrance Hall

13' 11" x 6' 8" (4.24m x 2.03m)

Living Room

15' 11" x 11' 10" (4.85m x 3.61m)

Kitchen / Breakfast Room

11' 11" x 10' 6" (3.63m x 3.20m)

Dining/Sun Room

24' 0" x 7' 10" (7.31m x 2.38m)

Bedroom One

20' 3" x 10' 6" (6.17m x 3.20m)

En-Suite

7' 1" x 3' 2" (2.16m x 0.97m)

Bedroom Two

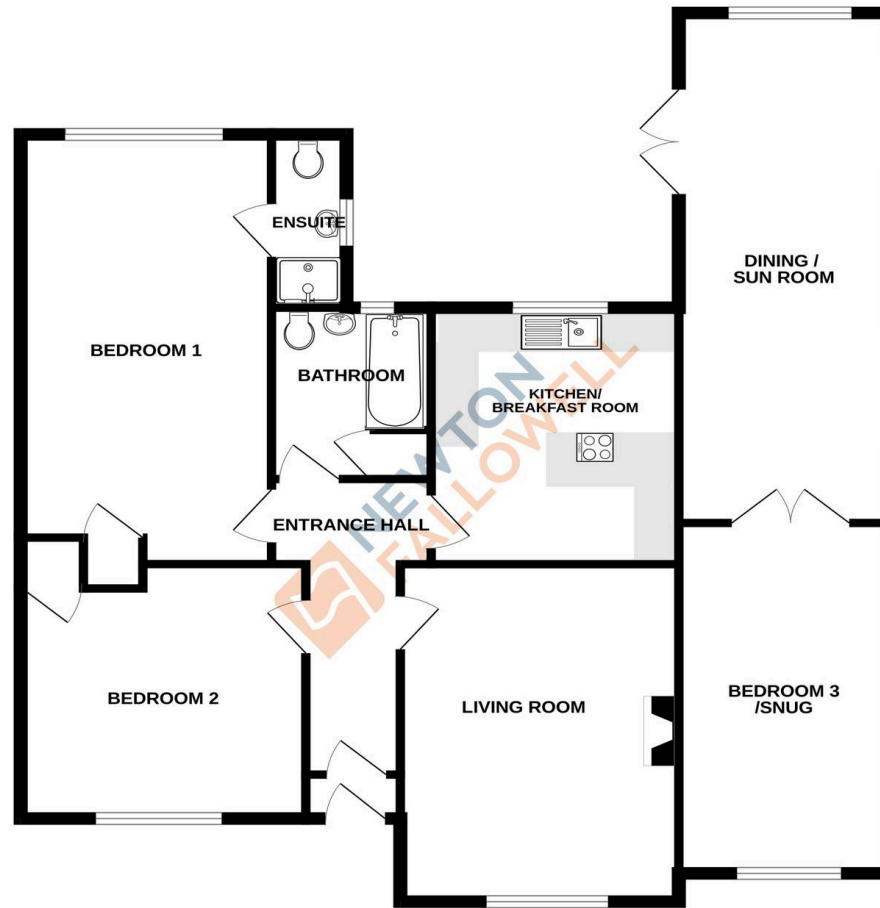
12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom Three / Snug

7' 11" x 16' 7" (2.41m x 5.05m)



GROUND FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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