



Oak Road, Stamford Freehold: £685,000

Hurfords

# Key Features

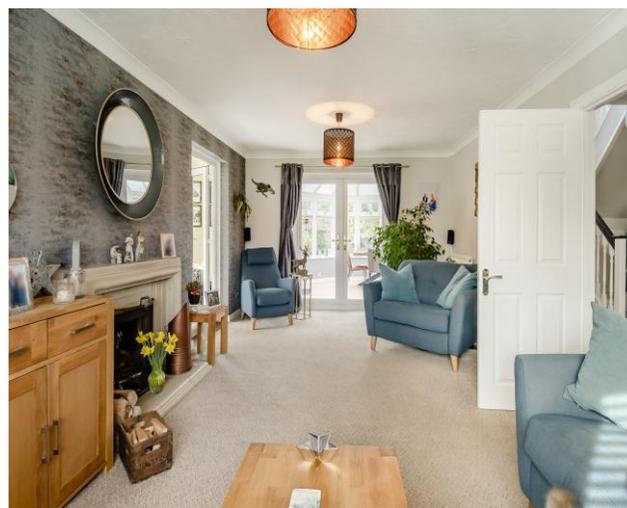


- Substantial four bedroom detached family home
- Set on an exceptionally large, private plot
- Outstanding potential to extend or reconfigure (STPP)
- Loft conversion potential due to roof height and footprint (STPP)
- Catchment for two excellent local schools

Hurfords Estate Agents proudly present this substantial and beautifully maintained four bedroom detached home, positioned on an exceptional plot on Oak Road - one of Stamford's most desirable residential locations. This impressive family residence offers extensive internal accommodation, a stunning rear garden, and a wealth of potential for further development.

## Ground Floor -

Upon entering the property, a welcoming hallway leads to the principal reception rooms. The generous dual aspect lounge features a central fireplace and French doors opening into the impressive conservatory, which spans the rear of the home and provides panoramic views over the garden - an ideal space for entertaining or family living.



To the front, the spacious study makes an ideal office for home working. The modern kitchen is fitted with sleek cabinetry, a breakfast bar, and ample workspace, flowing into a practical utility room with access to the rear garden and garage. Completing the ground floor is a stylish guest WC and a versatile snug/sitting room with wide sliding doors opening onto the garden terrace.

#### First Floor -

The property provides four well proportioned double bedrooms, including a generous principal bedroom with ample space for fitted storage. The modern family bathroom includes twin sinks and a separate bath, with an additional shower room located nearby for convenience.

The wide landing further enhances the feeling of space and light throughout the first floor.

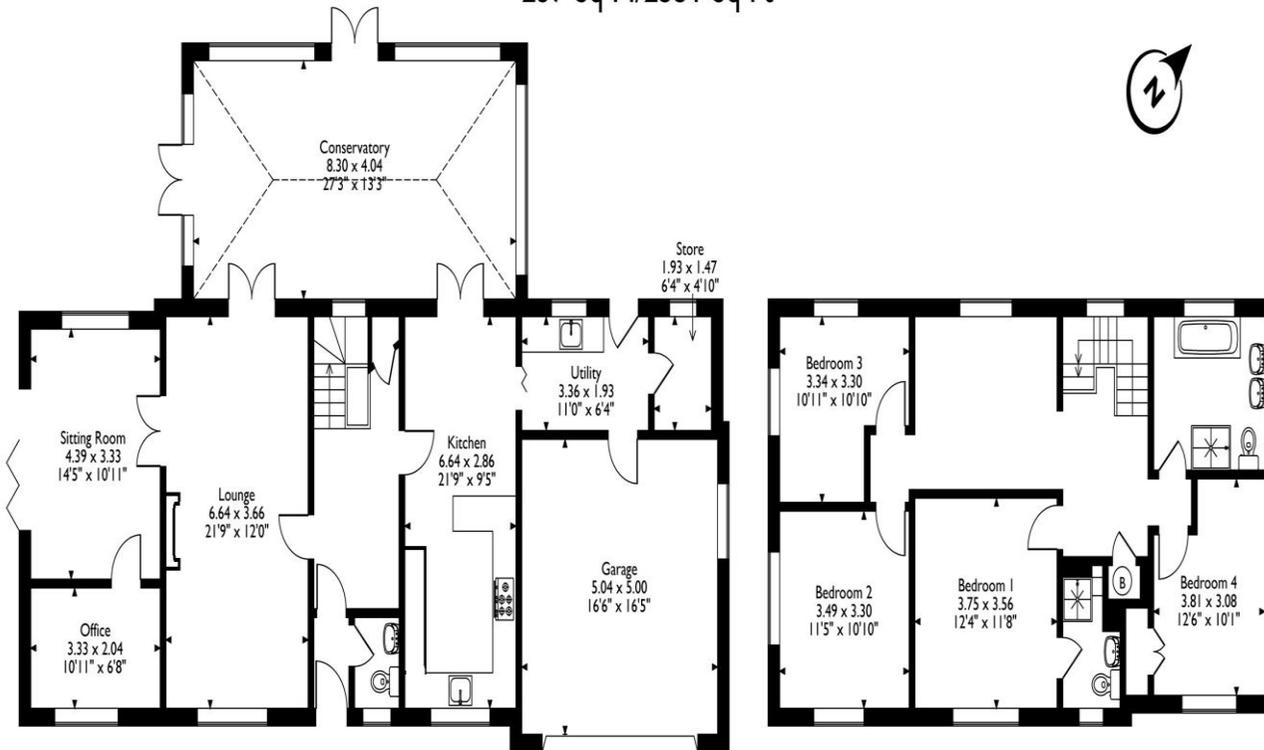
#### Development Potential -

Thanks to the property's excellent footprint and substantial loft space, there is clear potential to convert the attic into an additional bedroom, home office, or leisure room (subject to the usual permissions).

The size of the plot also opens up opportunities to extend the property to the side or rear, providing scope to increase living or bedroom space, as demonstrated by neighbouring homes



27, Oak Road, Stamford, Lincolnshire  
Approximate Gross Internal Area  
237 Sq M/2551 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

in the area.

Outside -

The rear garden is a true highlight, a beautifully maintained, expansive lawn framed by mature trees, planting areas, and multiple seating spots. This private outdoor space offers an exceptional setting for families, gardening enthusiasts, and entertainers alike.

To the front, a large gravel driveway provides ample parking for several vehicles, alongside an integral double garage.

Location -

Situated within the catchment area for two highly regarded schools, and positioned in a quiet, established neighbourhood, this property offers the perfect balance of convenience and tranquillity. Stamford's vibrant town centre, with its boutique shops, restaurants, and historic charm, is just a short distance away, along with excellent transport links.

# Selling your property?

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