

## 10 Haddon Road, Stamford, Lincolnshire, PE9 2UW

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 74                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

Immaculately presented and thoughtfully extended, this exceptional three-bedroom semi-detached home offers stylish and contemporary accommodation ideally suited to modern family living.

A standout feature of the property is the stunning open-plan kitchen family room, beautifully designed to create a bright and sociable living space. Flooded with natural light from an impressive orangery-style roof lantern and bi-fold doors opening onto the rear garden, this superb area provides the perfect setting for both everyday family life and entertaining. Complementing this space is a practical utility room and a convenient ground-floor cloakroom.

To the front of the property, a comfortable sitting room offers a separate reception space, ideal for relaxation and quieter evenings.

The first floor comprises three well-proportioned bedrooms and a stylish modern family bathroom, finished to a high standard and thoughtfully appointed.

Further benefits include gas-fired central heating and off-street parking. Externally, the property enjoys a beautifully maintained rear garden, predominantly laid to lawn and complemented by a decking area, creating an attractive outdoor space for dining, entertaining, and enjoying the warmer months.

Combining high-quality finishes, spacious accommodation, and an excellent layout for modern living, this impressive home is sure to appeal to a wide range of buyers. Viewing is highly recommended.

**Asking Price £415,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

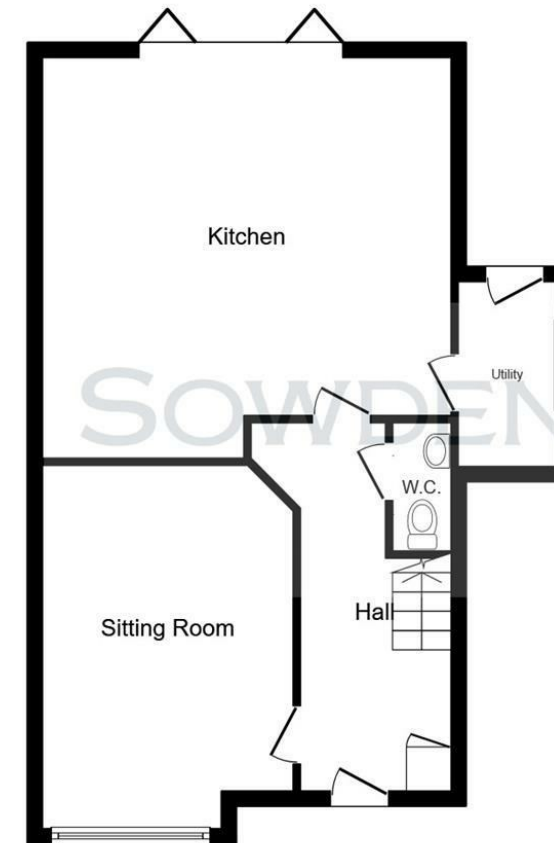
- Beautifully extended semi-detached home
- Bi-fold doors and orangry style lantern roof
- Modern family bathroom
- Ample off street parking
- Council Tax Band - C

- Stunning open plan kitchen family room
- Utility room and cloakroom
- Gas fired central heating
- Well presented lawn garden with decking
- EPC - C



**ACCOMMODATION:**

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.