



Ardnaree New Cross Road, Stamford Freehold: £550,000

Hurfords

Key Features

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- Four Bedroom Detached Home
- Walking Distance to Stamford Town Centre & Recreation Ground
- Huge Potential to Enhance & Add Value
- Ample Off-Road Parking
- Single Garage

Offering generous accommodation, plentiful off-road parking, a single garage and a private south-facing garden, this property presents enormous potential to create a fantastic long-term home in one of Stamford's most sought-after locations.

This well-positioned detached home offers a superb opportunity for buyers looking to put their own stamp on a property, all while enjoying the convenience of town-centre living combined with the rarity of generous parking and a private garden.

The property is entered via a welcoming entrance hall, providing access to the first floor and the main living spaces. To the left, the spacious lounge runs the full depth of the house and is flooded with natural light thanks to a front-facing window and



large rear double doors opening onto the garden - an ideal space for both relaxing and entertaining.

To the right of the hallway is a versatile dining room, perfectly suited as a formal dining space, home office or playroom depending on individual needs. The kitchen sits to the rear of the property and offers good proportions, leading through to a useful utility room with direct access to the garage.

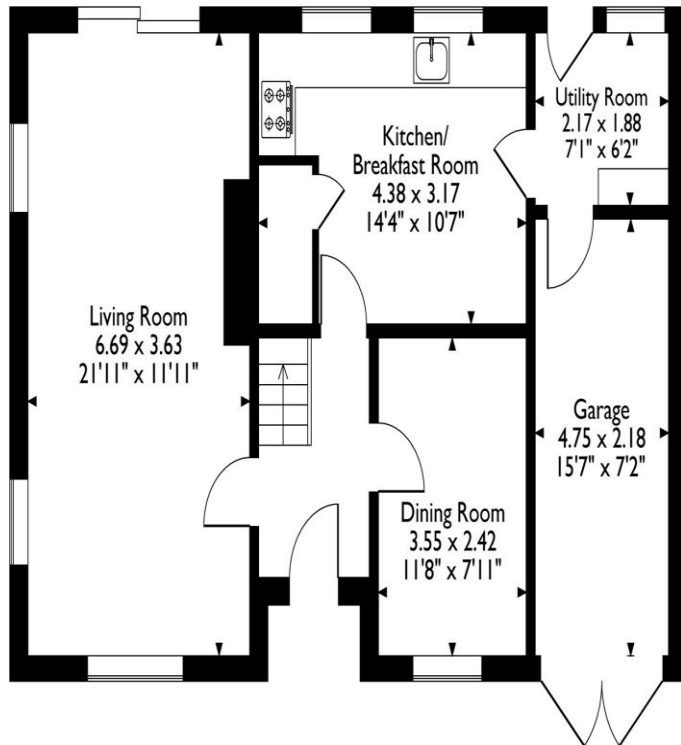
Upstairs, the first floor provides three generous double bedrooms and a well-sized single bedroom, with two benefitting from fitted wardrobes. All rooms are served by a spacious family bathroom fitted with a bath, wash basin and WC.

Externally, the property continues to impress. To the front is a substantial gravelled driveway offering ample off-road parking, alongside access to the single garage with double doors. The front garden is well-established with mature shrubs and trees, adding to the property's kerb appeal.

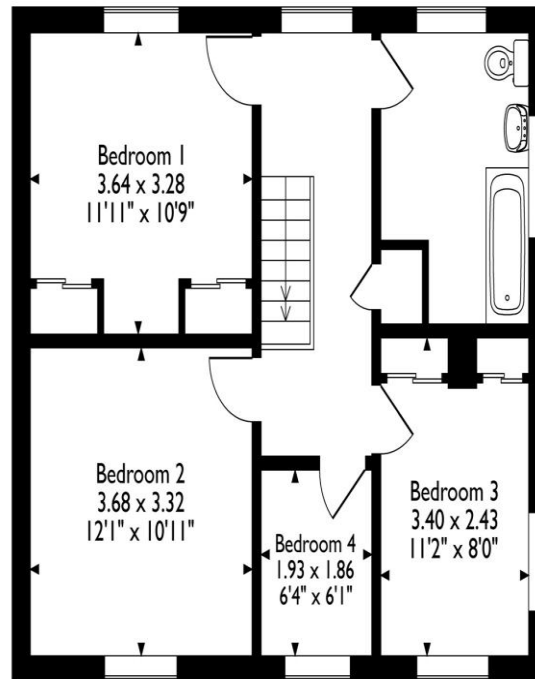
The rear garden is fully enclosed, private and enjoys a desirable south-facing aspect, ensuring sunlight throughout the day. A patio seating area leads onto a lawn bordered by mature planting, creating a peaceful and attractive outdoor space.



Ardnaree, NewCross Road, Stamford, Lincolnshire
Approximate Gross Internal Area
124 Sq M/1335 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.

Properties offering this level of potential, parking and outdoor space so close to Stamford town centre are rarely available. Early viewing is highly recommended to fully appreciate the opportunity on offer.

Selling your property?

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