



## 100 Empingham Road, Stamford, PE9 2SU

Two-Bedroom Detached Bungalow on Generous Plot – Backing onto Playing Fields with No Chain

This detached two-bedroom bungalow offers an excellent opportunity for buyers looking to modernise and create a home to their own taste. Positioned on a generous plot, the property backs directly onto the Empingham Road playing field and provides easy access to Stamford town centre.

The accommodation includes a bright conservatory, kitchen, spacious living room, two bedrooms, and a bathroom. While modernisation is required, the property offers plenty of potential for improvement or extension (STP).

Externally, there is ample off-street parking and a single garage, while to the rear the south west-facing garden enjoys open views across the playing field, making it a peaceful and private outdoor space.

Offered to the market with no onward chain, this bungalow presents a rare opportunity in a desirable location close to Stamford.

**Guide Price £550,000 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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.

- Set on a generous plot
- Two bedroom detached bungalow
- Ample parking to the front
- Gas fired central heating
- South west facing garden

- Backing onto Empingham Rd playing fields
- Easy access to the town centre
- Modernisation required
- Single garage
- EPC - TBC, Council Tax Band - D, NO CHAIN



**ACCOMMODATION:**

**Entrance Porch**  
1.75m x 0.48m (5'9" x 1'7")

**Bathroom**  
2.16m x 2.01m (7'1" x 6'7")

**Hallway**

**Sitting Room**  
4.57m x 3.66m (15' x 12')

**Kitchen Diner**  
5.31m x 3.02m (17'5" x 9'11")

**Conservatory**  
3.00m x 2.67m (9'10" x 8'9")

**Main Bedroom**  
3.66m x 3.58m (12' x 11'9")

**Bedroom Two**  
5.33m x 3.07m max, 2.49m min (17'6" x 10'1" max, 8'2" min)

**FLOOR PLAN:**



**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io