



**Lincoln Road
Stamford PE9 1SH**

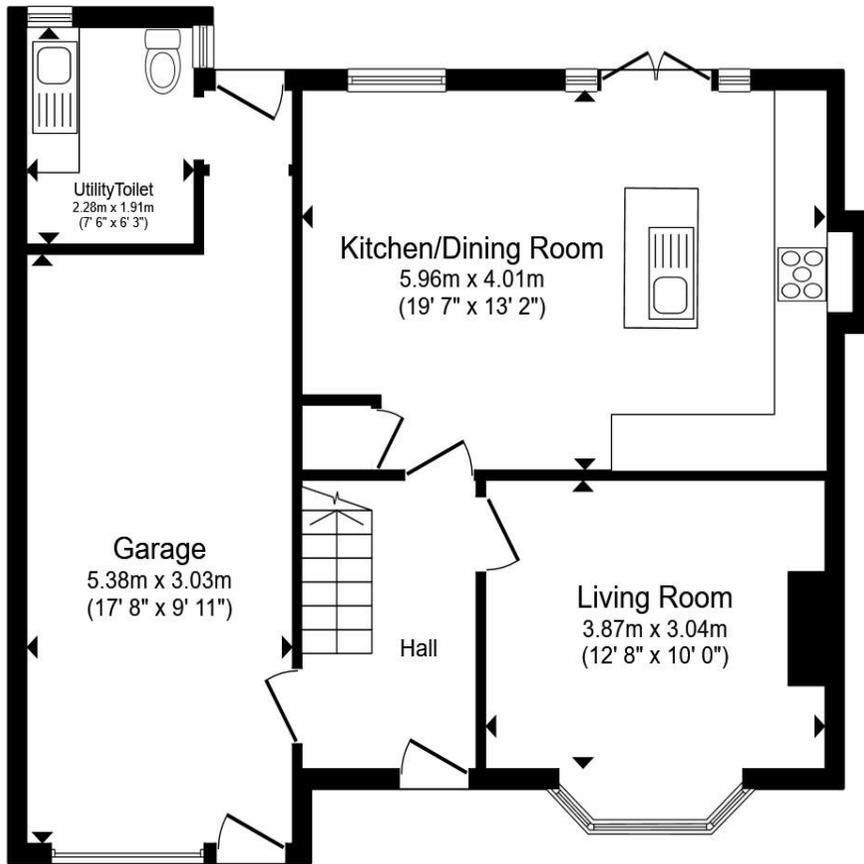


KNIGHT
PARTNERSHIP

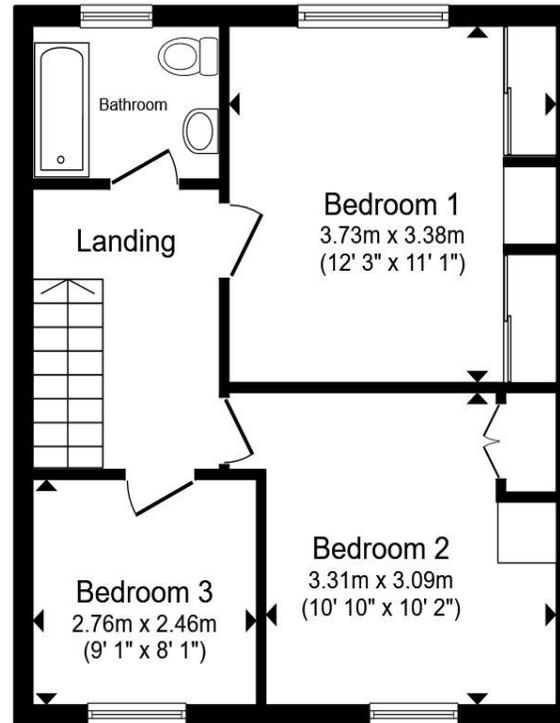
Welcome to
Lincoln Road
Stamford

This beautifully presented extended home is situated offering excellent access to local schooling, shops and supermarkets and easy access to the town centre. The property benefits from an extended kitchen dining room, garage and driveway.





Ground Floor



First Floor

Entrance Hall

Lounge

11' 5" x 8' 11" (3.48m x 2.72m)

Kitchen Dining Room

19' 11" x 14' 2" (6.07m x 4.32m)

Bedroom One

11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom Two

11' 2" x 9' 4" (3.40m x 2.84m)

Bedroom Three

9' x 7' 11" (2.74m x 2.41m)

Bathroom

6' 11" x 5' 11" (2.11m x 1.80m)

Total floor area 112.3 sq.m. (1,209 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

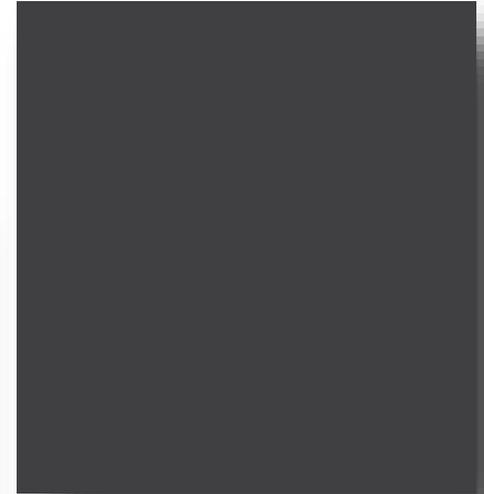


Welcome to Lincoln Road Stamford

- Lovely Extended Semi-Detached Bedroom Home
- Popular Location with Easy Access to Town, Local Schools & Amenities
- Beautifully Re-fitted Kitchen Dining Room
- Lovely Bathroom with Roll-top Bath
- Generous Garden
- Garage & Driveway

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over
£320,000



Having been much improved by the current owners, the property offers generous and well-presented accommodation throughout briefly comprising: entrance hall with herringbone flooring leading to the lounge with walk-in bay window letting in plenty of light, a feature fireplace and built-in cupboards and shelving. To the rear of the property is the beautifully fitted and extended kitchen dining room, with a range of unit and built-in appliances and space for range cooker, with a Butler sink and breakfast bar, pantry and French doors out to the rear garden.

Upstairs there are three good sized bedrooms with built-in storage and a beautifully fitted family bathroom with a roll top bath with shower over and plantation shutter blinds.

Outside to the front there is a driveway providing off road parking leading to the garage which has a utility area with a sink and plumbing for a washing machine and dryer and a door out to the rear.

The rear garden is a generous size and mainly laid to lawn with a patio seating area and shed for additional storage.

Viewing is highly recommended to fully appreciate this lovely family home.

Please note the marker reflects the
postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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