



## Primrose Way Stamford, PE9 4BU

Immaculate 3-Bedroom Detached Home – Fully Renovated to an Exceptional Standard. A rare opportunity to purchase a stunning, completely refurbished detached property in the sought-after town of Stamford, Lincolnshire. This turnkey property offers 3 bedrooms, an integrated single garage, off-street parking for up to three cars, and an array of premium finishes. Viewing strongly recommended!

£370,000

# Primrose Way

Stamford, PE9 4BU



- Completely renovated throughout to an exceptional standard
- New heating system with sealed hot water cylinder & Hive controls
- Prime Stamford location close to schools, shops & transport links
- Brand-new fully fitted kitchen with crystal quartz worktops & upstand
- Off-street parking for up to three cars plus integrated garage
- No Onward Chain
- Newly fitted bathroom with Mira shower and full tiling
- Amtico flooring downstairs & new carpets upstairs
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall  
3'1" x 6'7" (0.94m x 2.01m)

Cloakroom  
3'0" x 6'7" (0.91m x 2.01m)

Living/Dining Room  
14'6" x 18'11" (4.42m x 5.77m)

Kitchen  
11'10" x 7'6" (3.61m x 2.29m)

First Floor Landing

Bedroom 1  
10'11" x 11'9" (3.33m x 3.58m)

Bedroom 2  
8'5" x 11'11" (2.57m x 3.63m)

Bedroom 3  
9'5" x 8'8" (2.87m x 2.64m)

Family Bathroom  
8'5" x 7'6" (2.57m x 2.29m)

Single Garage & Off Street Parking  
Enclosed Rear Garden

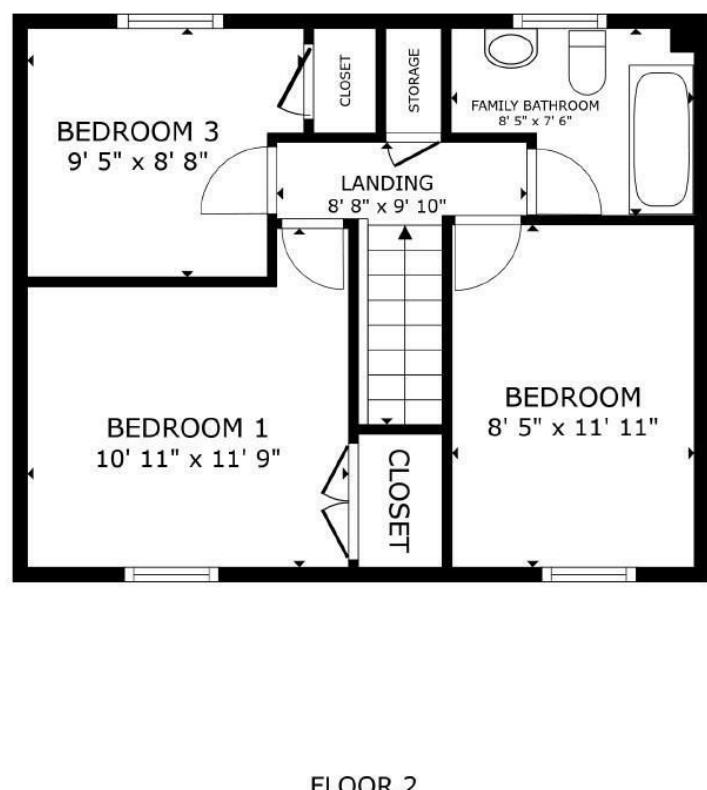
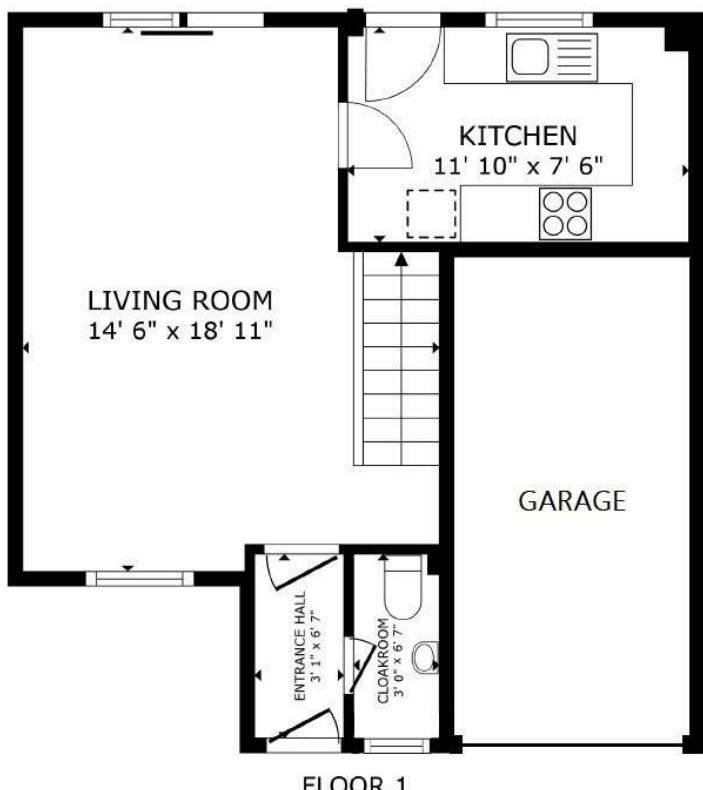


## Directions

Please use the following postcode for Sat Nav guidance - PE9 4BU



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 374 sq.ft. FLOOR 2 434 sq.ft.  
 TOTAL : 808 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	68
(69-80)	C	
(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	