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Lancaster Road

Stamford, PE9 1LJ

Situated within a well-established residential area, this well-presented three-bedroom mid-terrace home offers spacious and practical accommodation, making it an excellent choice for first-time buyers, young families or those looking to downsize.

£260,000

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- Well-presented three-bedroom mid-terrace home
- Kitchen/dining room overlooking the rear garden
- Enclosed rear garden
- Driveway providing off-road parking
- Three well-proportioned bedrooms
- Convenient location with easy access to Stamford town centre, local schools and amenities
- Spacious living room
- Modern family bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall
3'9" x 3'0" (1.14m x 0.91m)

Lounge
13'11" x 11'11" (4.24m x 3.63m)

Kitchen Diner
14'0" x 8'10" (4.27m x 2.69m)

Landing
11'2" x 2'9" (3.40m x 0.84m)

Bedroom 1
11'1" x 9'0" (3.38m x 2.74m)

Bedroom 2
8'0" x 8'11" (2.44m x 2.72m)

Bedroom 3
5'11 min x 8'11" (1.80m min x 2.72m)

Family Bathroom
5'9" x 8'11" (1.75m x 2.72m)

Driveway Parking to Front

Front & Rear Garden



Directions

Please use the following postcode for Sat Nav guidance - PE9 1BP Lancaster Road is situated within a popular residential area on the northern side of Stamford, offering convenient access to the town centre, local schooling and everyday amenities. Stamford is renowned for its beautiful Georgian architecture, independent shops, cafés, restaurants and vibrant weekly market, together with excellent leisure facilities and the picturesque surroundings of the River Welland and Burghley Park. The town also benefits from a mainline railway station with services





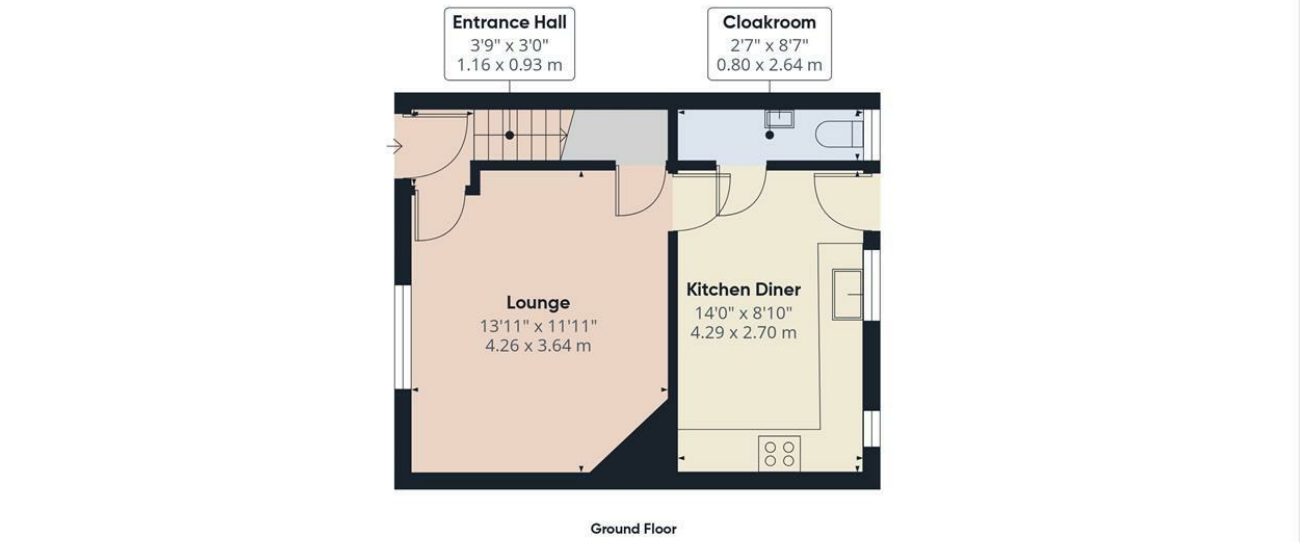








Floor Plan



Approximate total area(1)

669 ft²

62.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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