



Rockingham Road

Stamford, PE9 2UT

Price Guide £425,000

Richardson

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A real gem of a property in an established, sought after location towards the edge of Stamford, with easy access into the town centre and to the A1. Extended and modernised by the current vendors in the last 6 years to provide additional living and bedroom space, the property also boasts gas central heating, double glazing and replacement internal doors. As expected, the kitchen diner is refitted with two tone units, built in appliances and a dining island. Both bathrooms/showers are also refitted as is the cloakroom. The property is extremely well presented and has a westerly aspect garden which is accessed by the bifolding doors from the kitchen. In brief, the accommodation comprises entrance porch, entrance hall, with built in storage, kitchen diner with opening to lounge, side hallway with cloakroom. To the first floor, bedroom with vaulted ceiling carrying through to the ensuite shower room, 3 further bedrooms and family bathroom. Block paved driveway providing off road parking. Enclosed rear garden with paved patio area with pergola over, leading onto lawns. Detached former garage used as storage and further part insulated outbuilding currently used as a gym, both with power and light connected.

Entrance porch

Entrance hall

Kitchen diner

23'11" x 23'7" overall including side hallway
(7.3m x 7.19m overall including side hallway)

Sitting room

14'6" x 11'4" (4.43m x 3.46m)

Side hallway

Cloakroom

First floor landing

Bedroom

18'2" x 6'8" (5.54m x 2.05m)





Ensuite shower room

Bedroom
12'9" x 10'0" (3.91m x 3.05m)

Bedroom
11'1" x 10'11" (3.39m x 3.33m)

Bedroom
9'1" x 6'10" (2.79m x 2.09m)

Family bathroom

External details
A wide block paved driveway provides off road parking for vehicles. The rear is enclosed by fencing with pergola over patio area with outside plugs and leading onto lawns. Detached former garage is now used as a workshop/store 7.2m x 2.54m with power connected as has the further outbuilding which is partly insulated and used as a gym/home office at present. The rear gardens are westerly aspect. The extension was designed so that there is access to the front of the property via the side hallway with replacement doors to both the front and back.

Tenure
Freehold

Services
All main services.

Council Tax
South Kesteven Council tax band C

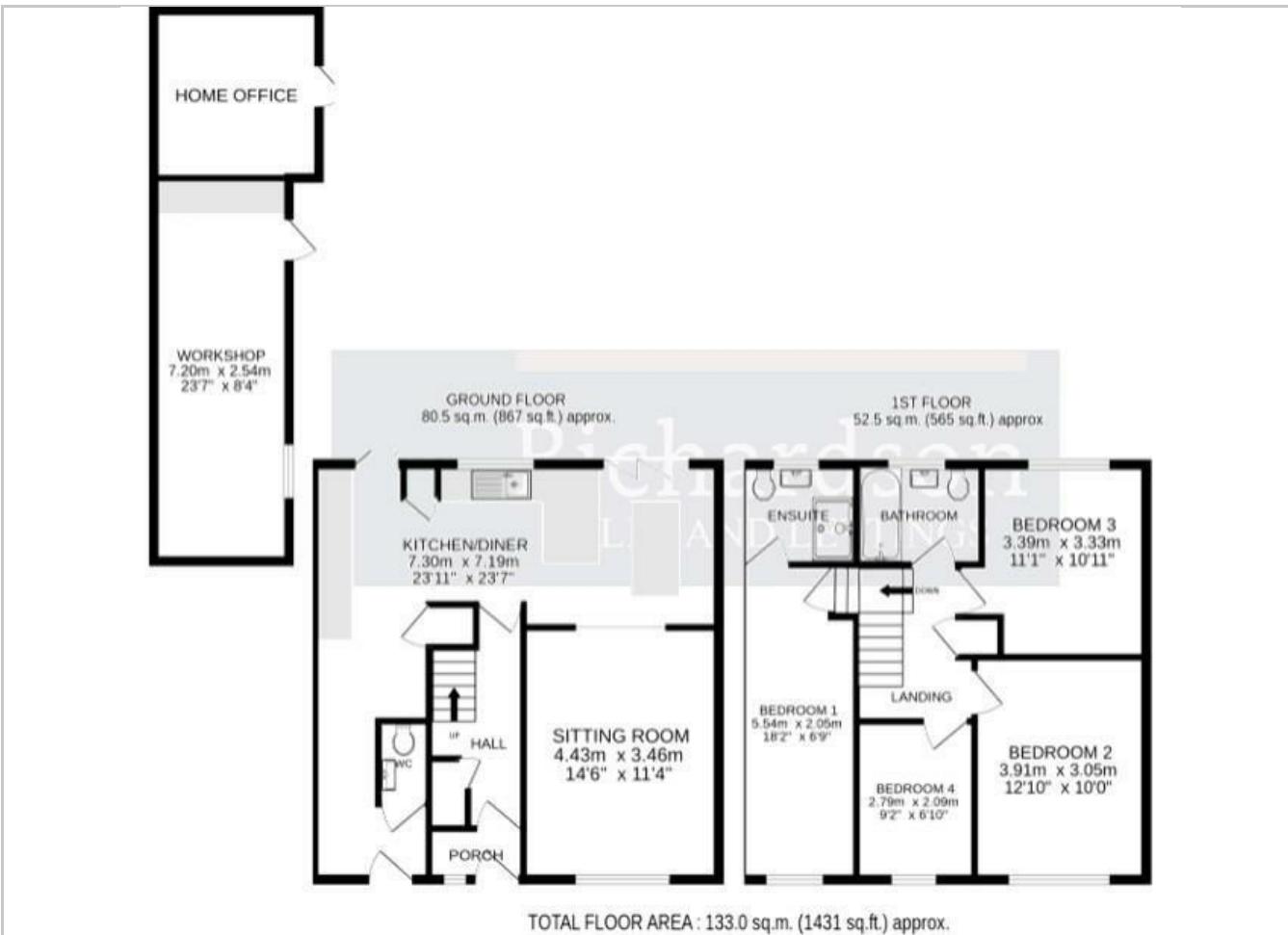
Communication
According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
By appointment with Richardson
post@richardsonsurveyors.co.uk



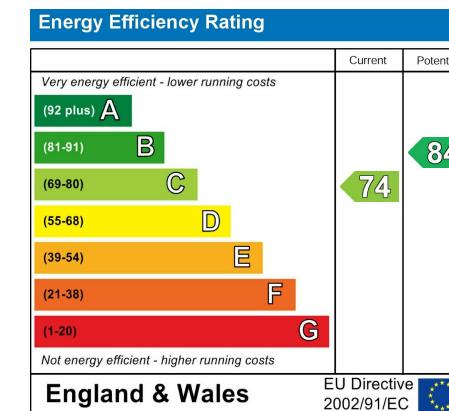
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

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