



**Caithness Road
Stamford PE9 2TE**

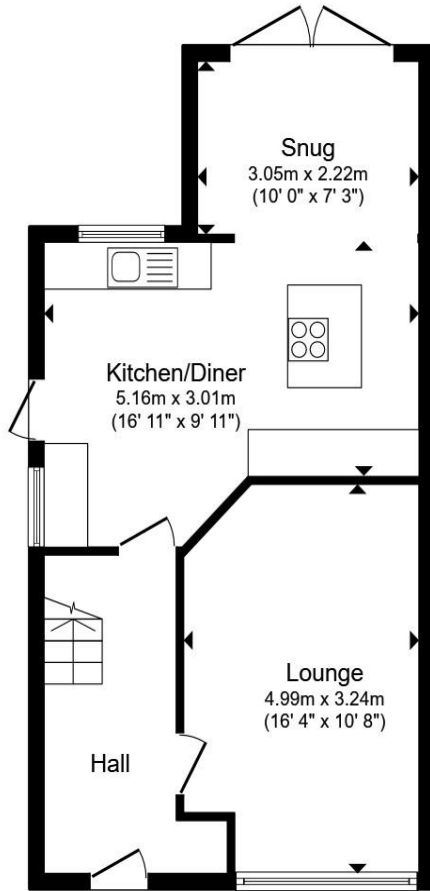


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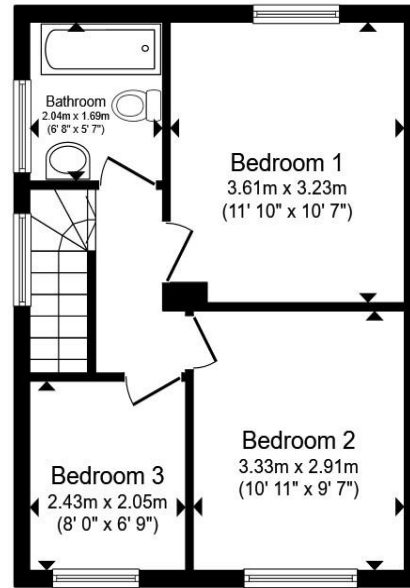
Welcome to
Caithness Road
Stamford

This immaculately presented three-bedroom semi-detached home has been thoughtfully renovated & extended to create a stylish and contemporary living space. Ideally positioned in a popular residential area of Stamford, with convenient access to Malcolm Sargent Primary School, local amenities, the A1.





Ground Floor



First Floor

Entrance Hall

Lounge

16' 3" x 10' 11" (4.95m x 3.33m)

Kitchen Dining Room

17' 2" max x 15' 9" max (5.23m max x 4.80m max)

Bedroom One

11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom Two

12' 2" x 10' 11" (3.71m x 3.33m)

Bedroom Three

8' 4" x 7' 1" (2.54m x 2.16m)

Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

Total floor area 85.1 sq.m. (916 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 Caithness Road Stamford

- Extended & much improved semi-detached home
- Close to Malcolm Sargents primary school
- Easy access to local amenities
- Newly fitted open plan kitchen diner
- Block paved driveway, garage & workshop/garden room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

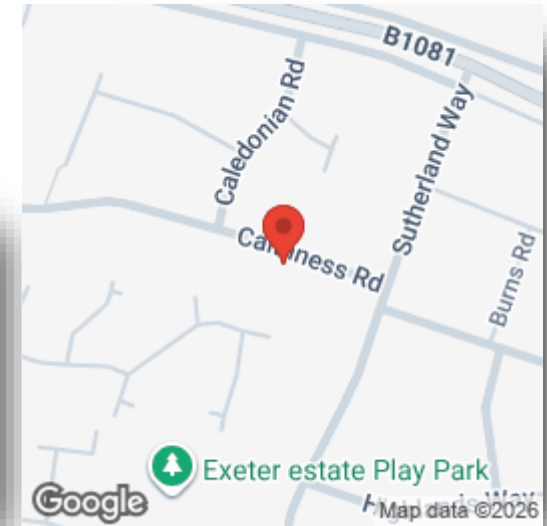
guide price
£350,000

The accommodation is arranged over two floors and finished to an exceptional standard throughout. A welcoming entrance hall leads into a spacious sitting room, providing a comfortable setting for everyday living. To the rear, a stunning extension has transformed the home into an impressive open-plan kitchen, dining, and family area. Featuring sleek contemporary cabinetry, quartz worktops, integrated appliances, and a central island, this space is designed for both entertaining and day-to-day living. French doors open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor spaces.

Upstairs, the first floor offers two generous double bedrooms, a well-proportioned single bedroom, and a stylish fully tiled family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from a block-paved driveway providing ample off-road parking. Gated side access leads to a versatile workshop/summer house and an enclosed rear garden, predominantly laid to lawn, offering an ideal space for families and outdoor enjoyment.

Combining high-quality finishes, spacious accommodation, and a highly convenient location, this superb home represents an excellent opportunity for families, professionals, and those seeking a move-in-ready property in one of Stamford's most desirable residential areas.



Please note the marker reflects the
postcode not the actual property

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