



**Lincoln Road  
Stamford PE9 1SH**



*Welcome to*  
**Lincoln Road**

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.



Awaiting Floor Plan

**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 )

Welcome to

## Lincoln Road

- 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

**£325,000**

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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