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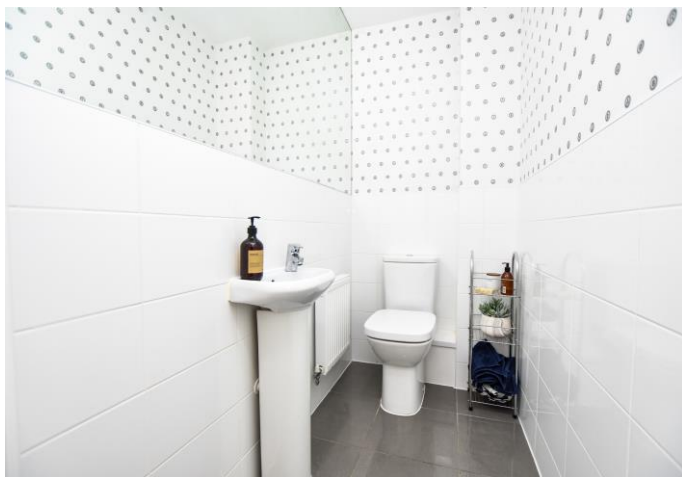


Stockwell Avenue,
Stamford, PE9 2WH
Guide Price £335,000

SUMMARY

- Three Bedroom End Of Terrace Home
- Garage & Extensive Off Road Parking
- Downstairs WC, Family Bathroom & En Suite To Master
- Kitchen Breakfast Room
- Living Room
- Enclosed Rear Garden With Patio Area
- Only A Very Short Walk To Malcolm Sargent Primary School







Beautifully Presented Three-Bedroom End-of-Terrace Home with Garage and Ample Off-Road Parking Formerly the development's show home, this impressive three-bedroom end-of-terrace property benefits from a range of premium upgrades, including enhanced flooring, a high-specification kitchen, upgraded bathrooms, stylish lighting, and quality tiling throughout.

The accommodation comprises a spacious entrance hall, a modern kitchen/breakfast room, a convenient downstairs WC, and a well-proportioned living room featuring an electric fireplace and double doors opening onto the rear garden. Additional benefits include a useful understairs storage cupboard. To the first floor are three generously sized bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, together with a contemporary family bathroom. Externally, the property enjoys an enclosed rear garden with a patio area, ideal for outdoor dining and entertaining, as well as a garage and extensive off-road parking. This exceptional home combines stylish interiors with practical family living and is ideally suited to a range of buyers.

The nearby historic market town of Stamford is located 2 miles away, with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools nearby, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 0.5 miles away.



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

Local Authority: SKDC

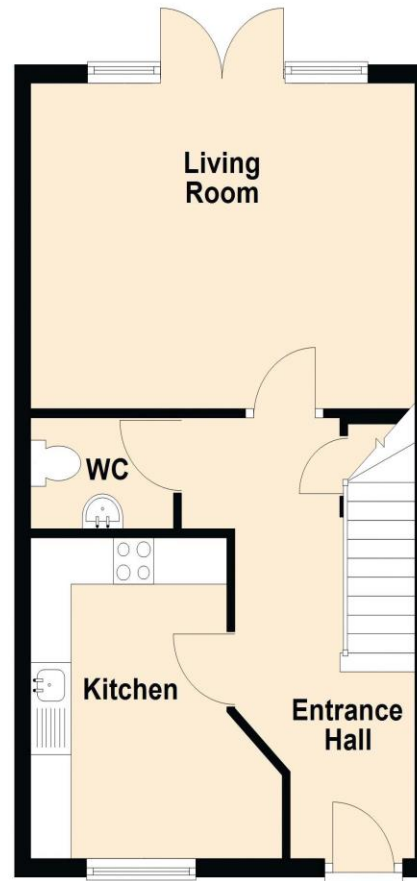
Services: Gas Central Heating

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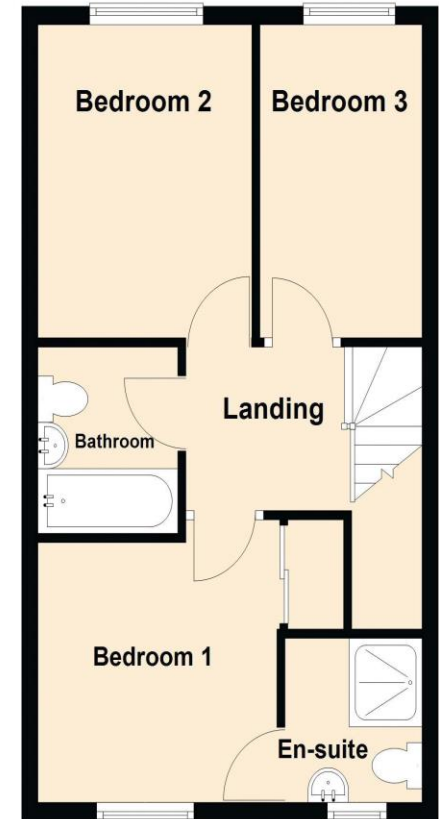
Ground Floor

Approx. 59.8 sq. metres (644.2 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

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