



Radcliffe Road, Stamford, PE9

FOR SALE

Guide Price

£260,000 - £290,000



Council Tax Band: B **Tenure:** Freehold **Property Type:** Semi Detached House

Bedrooms: 3 **Bathrooms:** 1 **Receptions:** 2

Positioned on Radcliffe Road, this beautifully presented three-bedroom semi-detached home offers an exceptional opportunity for professionals, families and first-time buyers alike, seeking modern living in a highly desirable, central Stamford location. Being offered to market at a Guide Price of £260,000 - £290,000, this is one not to be missed.

Upon entering, a spacious and inviting entrance hall provides a practical welcome, complete with two generous storage cupboards, perfect for keeping coats, shoes, or household essentials neatly tucked away. This thoughtful design ensures a clutter-free living experience from the moment you step inside.

The living room provides a bright and comfortable space for relaxation, neutrally decorated and featuring an electric fireplace, adding warmth and a focal point to the room. An integrated alcove offers an ideal spot for a media centre or decorative display. Moving through, the dining room offers a cosy and inviting atmosphere, carpeted for comfort and providing pleasant views of the garden, perfect for intimate dinners or entertaining.

The kitchen is both stylish and functional, equipped with modern cream cabinetry, wooden worktops, and grey floor tiles. It benefits from integrated appliances, including an oven, hob, extractor fan, slimline dishwasher, and washing machine, catering to contemporary living and making daily tasks a breeze.

Ascending the winding staircase, a bright landing with a window leads to the sleeping quarters. Here, you'll find more valuable storage, including a generously sized airing cupboard. The master bedroom is an excellent size, easily accommodating a king-size bed and offering ample space for a dressing area or additional furnishings. The second and third bedrooms are also well-proportioned doubles, each neutrally decorated, with the third bedroom thoughtfully housing the boiler within another handy storage cupboard.

The bathroom is neatly appointed with attractive beige/grey tiles from floor to ceiling, featuring a bath with an overhead shower, a toilet, a sink, and an LED wall mirror, providing a clean and contemporary feel.

The property benefits from a meticulously maintained front lawn and mature shrubbery. A side gate opens to a decking area, perfect for outdoor seating, which seamlessly leads to the front door.

Outside, the sizable garden offers ample opportunity for outdoor enjoyment and relaxation. On-street parking is available opposite the property, providing convenience for residents.

With an EPC Rating of C and Council Tax Band B, this home represents an efficient and appealing prospect.



***** GUIDE PRICE: £260,000 - £290,000 *****

The Location – Why Stamford?

Stamford is a town that effortlessly blends historic charm with modern conveniences. Famous for its beautiful Georgian architecture, thriving independent shops, and bustling café culture, it offers a fantastic quality of life. Whether you're strolling along the River Welland, browsing Stamford's weekly market, or enjoying a show at Stamford Arts Centre, there's always something to do.

Schools & Education

Families will appreciate the excellent schooling options nearby. In fact, at Radcliffe Road, you are spoilt for choice. This property is within easy reach of highly regarded primary and secondary schools.

Transport & Connectivity

For commuters, Stamford provides excellent transport links. The train station offers direct services to Peterborough, connecting to London King's Cross in just over an hour. The A1 is minutes away, making journeys to nearby cities such as Cambridge, Leicester, and Nottingham straightforward. Local bus services also provide easy access to surrounding villages and amenities.

Lifestyle & Leisure

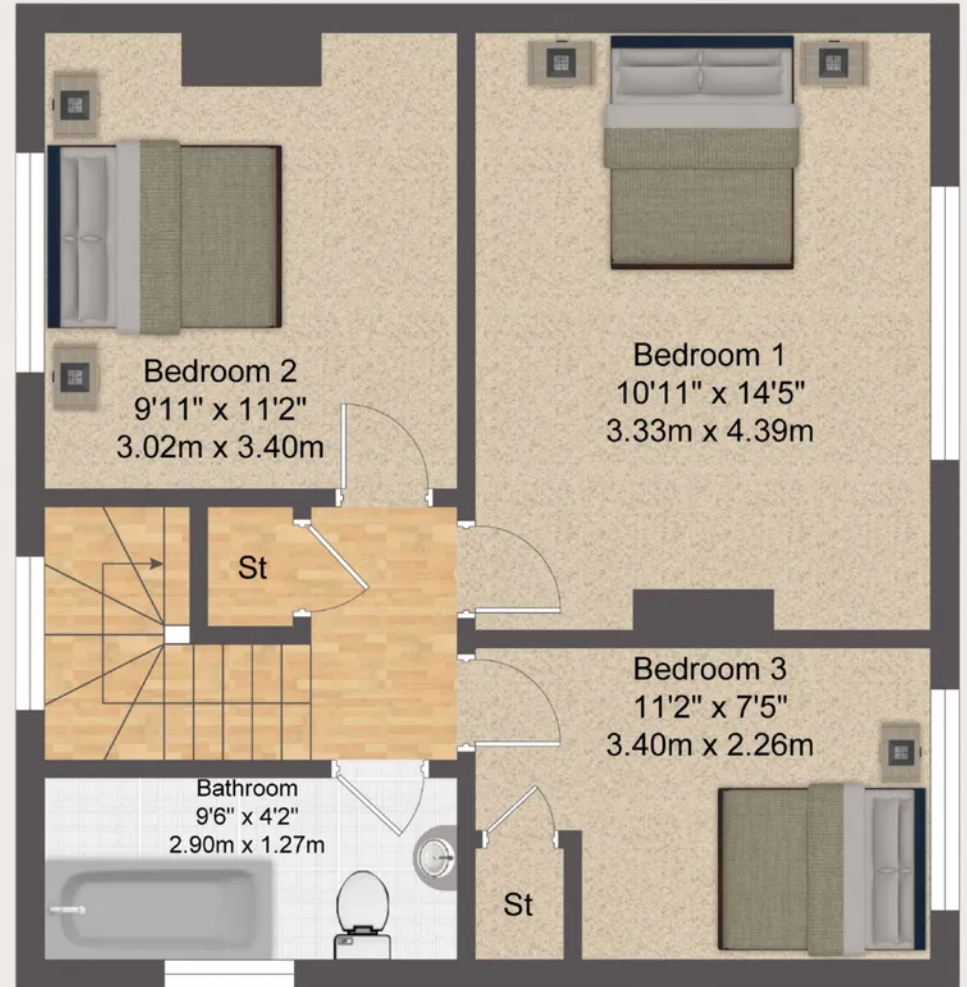
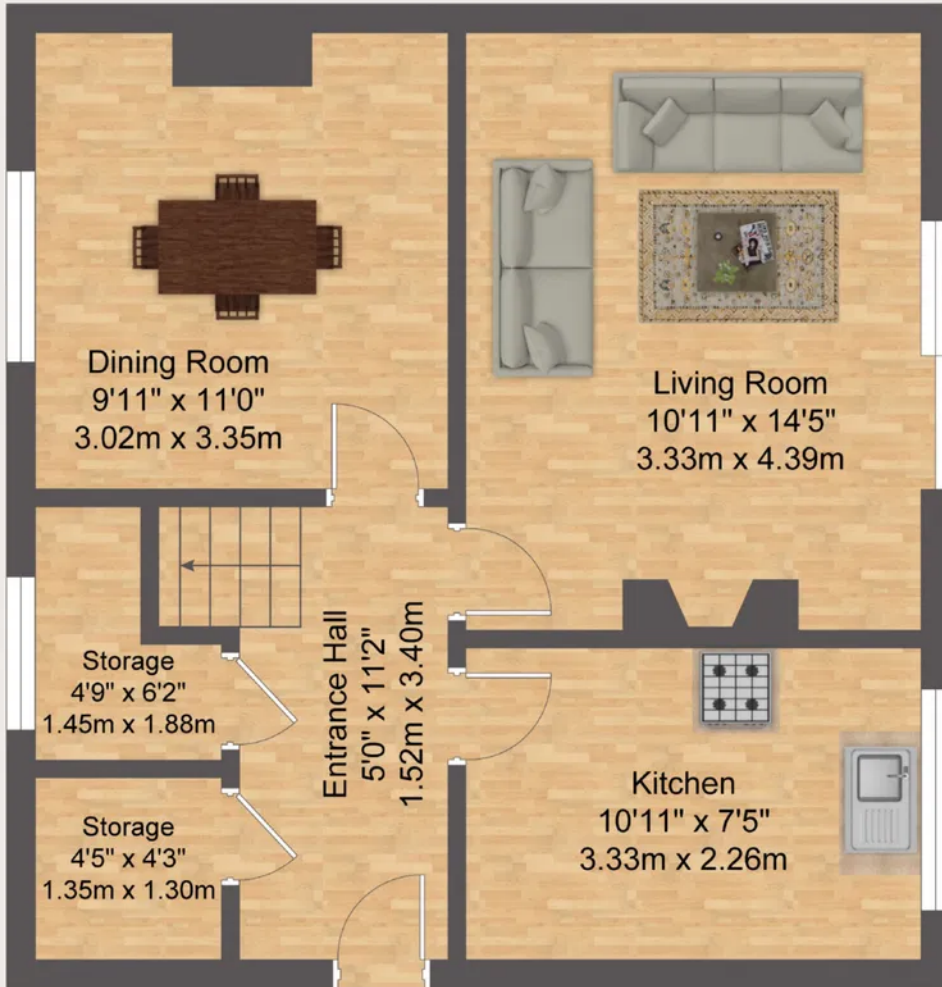
Whether you're a foodie, a nature lover, or a history enthusiast, Stamford has it all. Explore Burghley House and its stunning parklands, enjoy a meal in one of the town's award-winning restaurants, or take a leisurely walk through the scenic meadows. The town also boasts sports facilities, gyms, and golf courses, ensuring there's something for everyone.





Radcliffe Road, Stamford

Approximate Gross Internal Area: 946 sq ft - 87.8 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

ELLIE HINTON-BARDWELL

POWERED BY
exp UK

Ellie Hinton-Bardwell
Your Local, Independent Estate Agent

01780 431 202
ellie.hinton-bardwell@exp.uk.com
<https://elliehintonbardwell.exp.uk.com/>