



**Rutland Road
Stamford PE9 1UP**

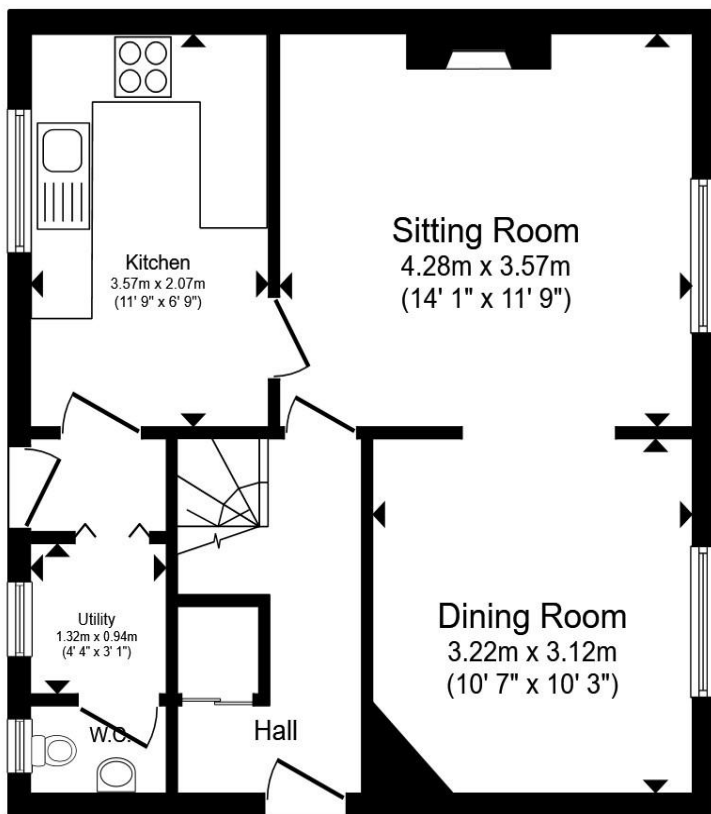


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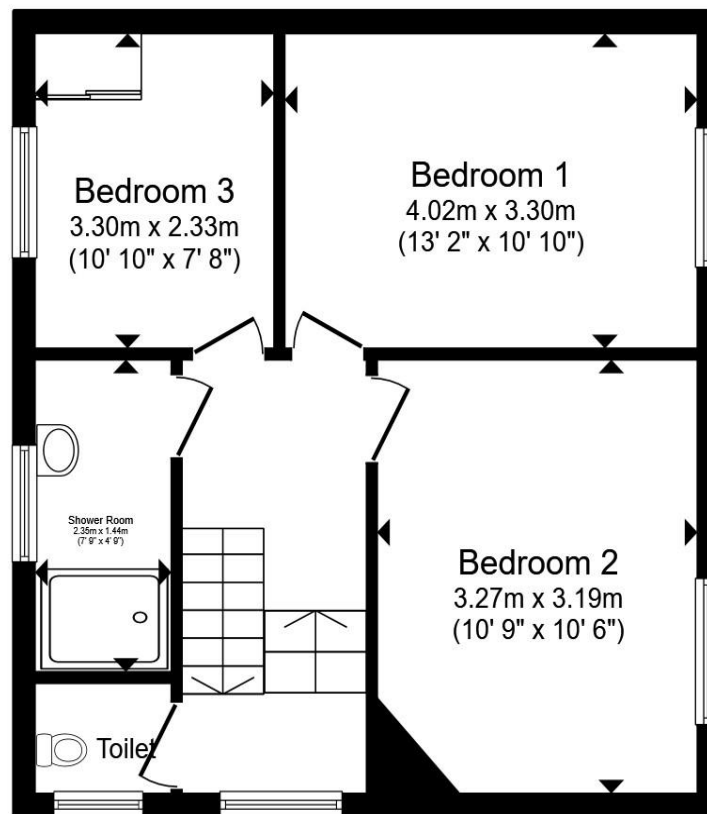
welcome to
Rutland Road

Situated on a desirable tree-lined road, this spacious three-bedroom semi-detached home occupies a generous plot and offers excellent potential for extension and improvement, subject to the necessary planning permissions.





Ground Floor



First Floor

Entrance Hall

Sitting Room

14' 1" x 11' 9" (4.29m x 3.58m)

Dining Room

10' 7" x 10' 3" (3.23m x 3.12m)

Kitchen

11' 9" x 6' 9" (3.58m x 2.06m)

Utility Room

4' 4" x 3' 1" (1.32m x 0.94m)

Cloakroom

Bedroom One

13' 2" x 10' 10" (4.01m x 3.30m)

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

Bedroom Three

10' 10" x 7' 8" (3.30m x 2.34m)

Shower Room

7' 9" x 4' 9" (2.36m x 1.45m)

WC

Total floor area 88.9 sq.m. (957 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

Rutland Road

- Property with potential to extend & improve (STP)
- Popular location close to schooling, supermarkets & the town centre
- Generous plot with garage accessed from the rear
- Three double bedrooms
- Offered for sale with no onward chain

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

£300,000

Ideally located close to well-regarded local schooling, supermarkets and with easy access to Stamford town centre, the property is perfectly suited to families and buyers looking to create their ideal long-term home.

The accommodation comprises an entrance hall, a spacious sitting room opening through to the dining room, and a kitchen with space for appliances leading to an inner lobby with a door out to the garden and into a utility room and the downstairs cloakroom. To the first floor are three well-proportioned bedrooms, a shower room and separate WC.

Externally, the property benefits from a driveway providing off-road parking to the front, while to the rear there is a large garage with rear access alongside the substantial garden space.

Offering lots of potential in a sought-after location, this is an exciting opportunity for buyers looking to modernise and add value and is for sale with no onward chain.

Agents note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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