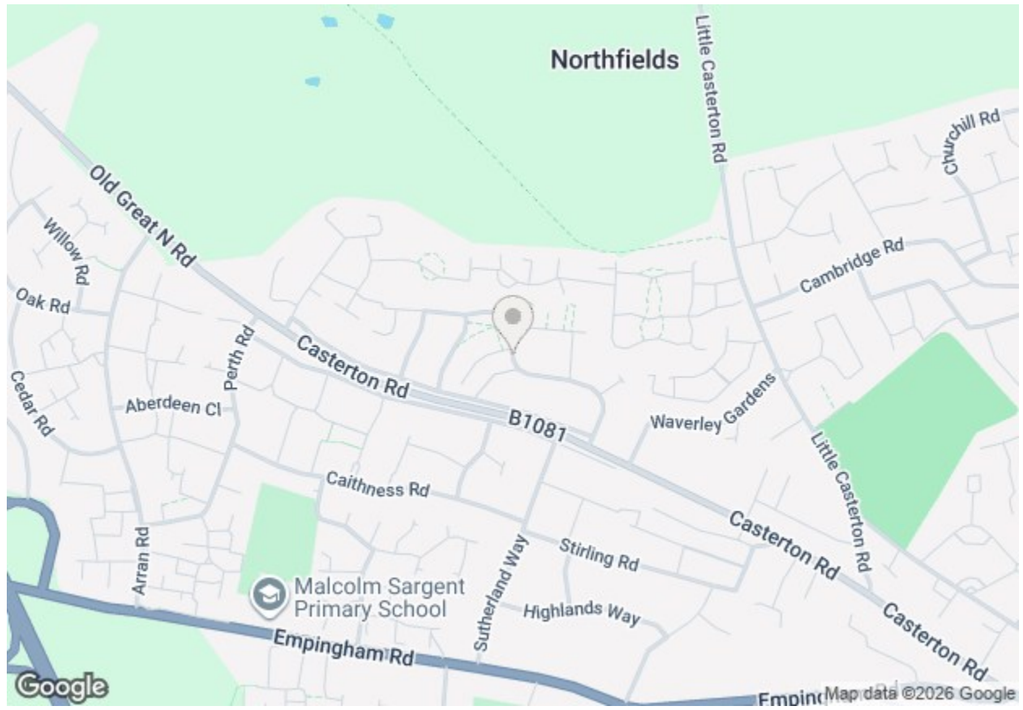
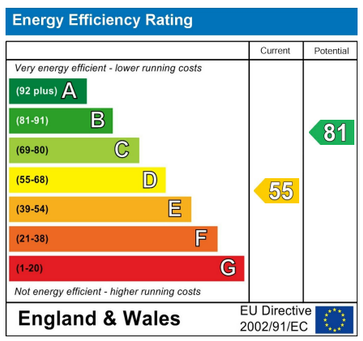
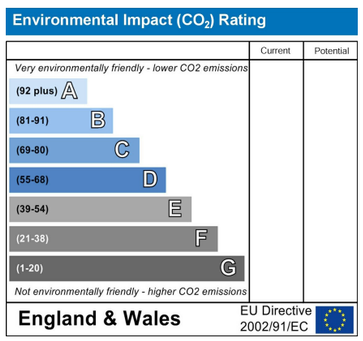
Sowden Wallis

Estate Agents









32 Chatsworth Road, Stamford, PE9 2UN

Set back from the road in a convenient residential location, this extended three-bedroom semi-detached home offers well-balanced family accommodation, with the benefit of additional living space and excellent access to the town centre and local schooling.

The ground floor features an open-plan lounge/dining room, creating a versatile space for both relaxing and entertaining. The extension provides a further family area, adding valuable flexibility and making this an ideal layout for modern family living.

To the first floor are three bedrooms, offering comfortable accommodation, together with the family bathroom.

The property benefits from gas-fired central heating and uPVC double glazing.

Outside, the property enjoys a position set back from the road, with off-street parking and a single garage providing useful vehicle storage. The rear garden offers a combination of patio and lawn, providing space for outdoor dining, entertaining and family enjoyment.

Conveniently located for access to the town centre and nearby schools, this extended home offers an appealing combination of space, practicality and location.

Offered for sale with NO ONWARD CHAIN, viewing is highly recommended.

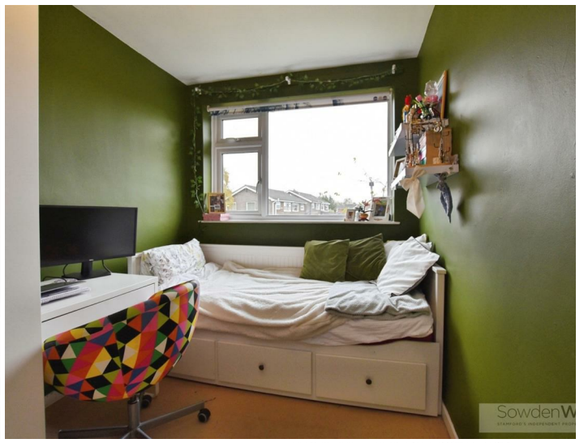
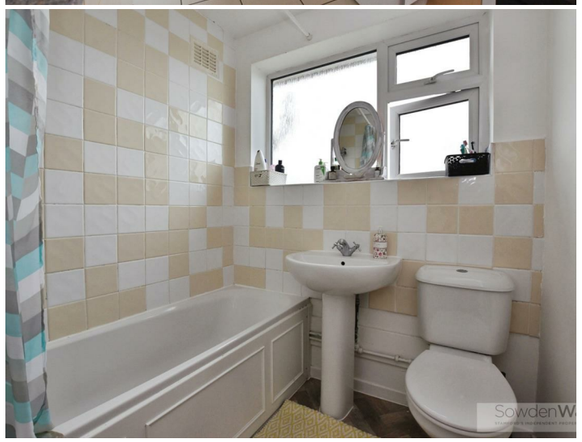
Asking Price £250,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Extended semi-detached home
- Open plan lounge diner and family area
- uPVC double glazing
- Set back from the road
- Council Tax Band - C, EPC - D
- Three bedrooms
- Gas fired central heating
- Off street parking & single garage
- Patio & lawn garden
- NO CHAIN




ACCOMMODATION:

Entrance Hall
1.83m x 0.91m (6 x 3)

Kitchen
2.84m x 2.39m (9'4 x 7'10)

Sitting Room
4.29m x 3.84m x 6.35m (14'1 x 12'7 x 20'10)

Family Room
2.69m x 2.11m (8'10 x 6'11)

Landing

Bathroom
2.36m x 1.85m (7'9 x 6'1)

Main Bedroom
3.30m x 3.07m (10'10 x 10'1)

Bedroom Two
3.18m x 2.24m (10'5 x 7'4)

Bedroom Three
2.29m x 1.98m (7'6 x 6'6)

FLOOR PLAN:



Total floor area: 78.3 sq.m. (843 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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