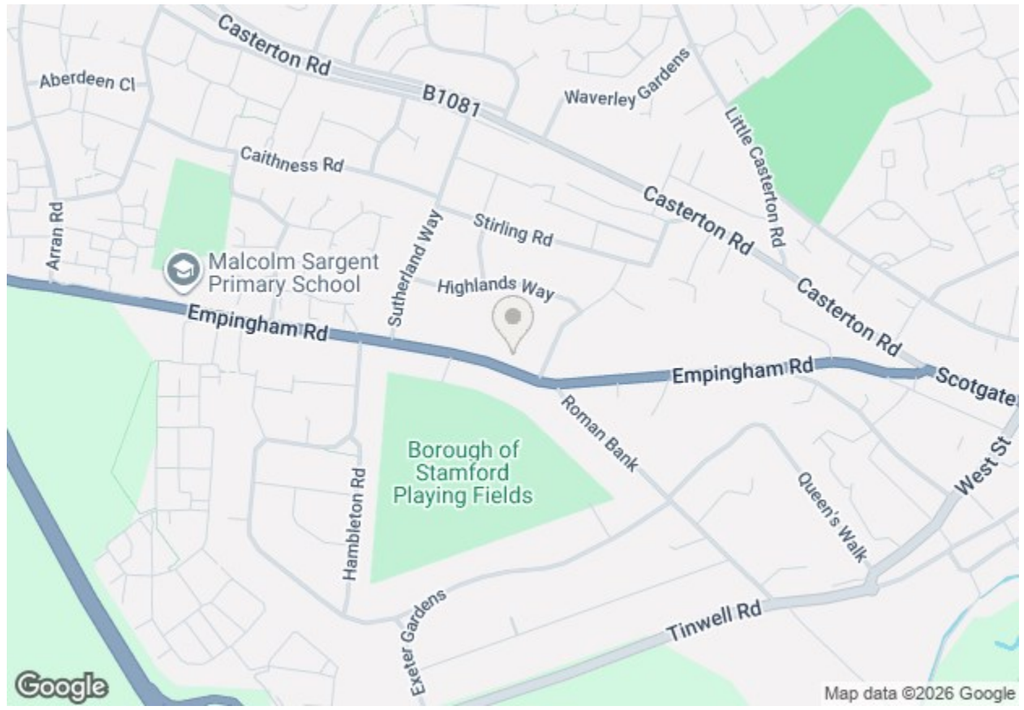
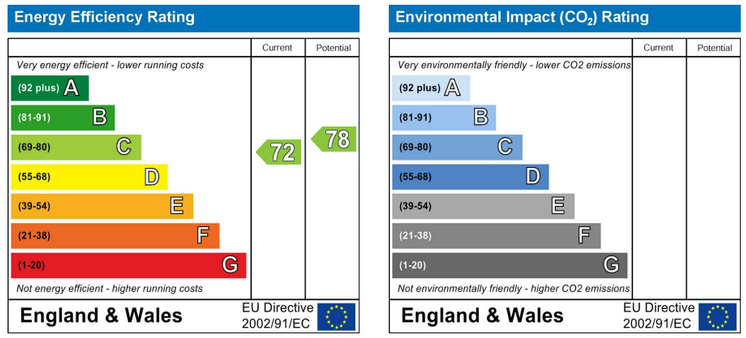
Sowden Wallis

Estate Agents





67 Empingham Road, Stamford, PE9 2SU



Occupying a popular residential position, this extended four-bedroom semi-detached home offers spacious and versatile accommodation, making it an excellent choice for modern family living. The property also provides easy access to the town centre, local schooling and the A1.

The property has been thoughtfully extended to provide a spacious layout, with a modern fitted kitchen, large lounge diner and a bright conservatory providing excellent additional living space. A separate utility room and integral garage add further practicality.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a spacious family bathroom.

Externally, the property benefits from extensive off-street parking and a well-established rear garden, featuring areas of lawn and patio, raised vegetable beds, a summer house and a large garden shed. The garden provides an excellent space for outdoor entertaining, gardening and family enjoyment.

Combining spacious accommodation, useful additional spaces and excellent outside areas, this extended family home offers a fantastic opportunity for those seeking a property with plenty of space and flexibility. Viewing is highly recommended.

Guide Price £650,000 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 family home
- Principal bedroom with en-suite
- Spacious lounge diner
- Easy access to the town centre & local schooling
- Generous rear garden
- Four bedrooms
- Modern kitchen
- Gas fired central heating
- Ample off street parking
- Council Tax Band - C, EPC -








ACCOMMODATION:

Entrance Hall
1.96m x 4.85m (6'5 x 15'11)

Downstairs W/C
2.03m x 0.86m (6'8 x 2'10)

Lounge/ Diner
3.94m x 3.78m x 3.78m x 3.66m (12'11 x 12'5 x 12'5 x 12)

Kitchen
3.58m x 3.91m (11'9 x 12'10)

Utility
3.89m x 1.65m (12'9 x 5'5)

Conservatory
3.12m x 4.57m x 3.61m (10'3 x 15 x 11'10)

Garage
5.41m x 3.00m (17'9 x 9'10)

Landing
2.95m x 2.29m (9'8 x 7'6)

Principal Bedroom
3.81m x 3.63m (12'6 x 11'11)

En-Suite
2.29m x 1.85m (7'6 x 6'1)

Bedroom Two
3.63m x 3.63m (11'11 x 11'11)

Bedroom Three
4.88m x 2.95m (16 x 9'8)

Bedroom Four
2.49m x 2.31m (8'2 x 7'7)

Family Bathroom
2.92m x 2.51m (9'7 x 8'3)

FLOOR PLAN:

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