



Melbourne Road Stamford, PE9 1UD

A beautifully refurbished and substantially extended four-bedroom semi-detached family home, finished to an exceptional high standard and positioned within easy walking distance of Stamford town centre.

£525,000

Melbourne Road

Stamford, PE9 1UD



- Completely refurbished and substantially extended four-bedroom family home
- Finished to an exceptional standard with high-quality contemporary interiors throughout
- Stunning open-plan kitchen/living/dining area ideal for modern family living and entertaining
- Stylish bespoke kitchen featuring central island and integrated appliances
- Separate sitting room plus versatile office/bedroom four
- Three luxurious bathrooms including two en-suite shower rooms
- Landscaped rear garden, patio entertaining area and driveway parking
- Prime Stamford location within walking distance of the town centre, schools and amenities
- Please see attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

19'8" x 3'9" (5.99m x 1.14m)

WC

3'4" x 4'9" (1.02m x 1.45m)

En Suite Shower Room

6'2" x 6'3" (1.88m x 1.91m)

Sitting Room

14'11" x 11'11" (4.55m x 3.63m)

Landing

7'6" x 8'3" (2.29m x 2.51m)

Bedroom 3

10'5" x 11'3" (3.18m x 3.43m)

Office/Bedroom 4

10'3" x 8'1" (3.12m x 2.46m)

Bedroom 1

16'3" x 14'5" (4.95m x 4.39m)

Family Bathroom

7'5" x 6'1" (2.26m x 1.85m)

Kitchen/Living/Dining Room

22'9" x 21'10" (6.93m x 6.65m)

En Suite Shower Room

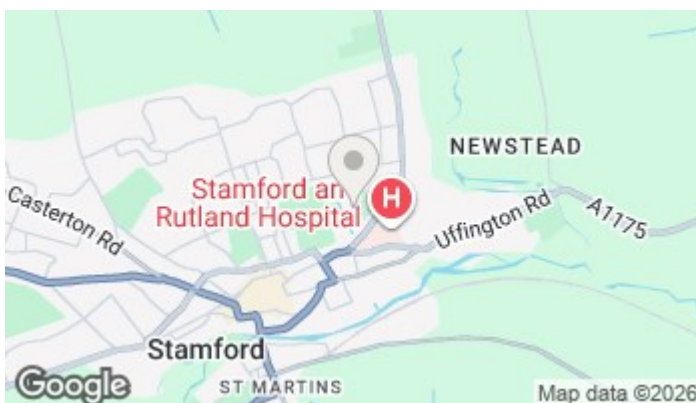
6'5" x 6'0" (1.96m x 1.83m)

Utility Room

6'2" x 7'1" (1.88m x 2.16m)

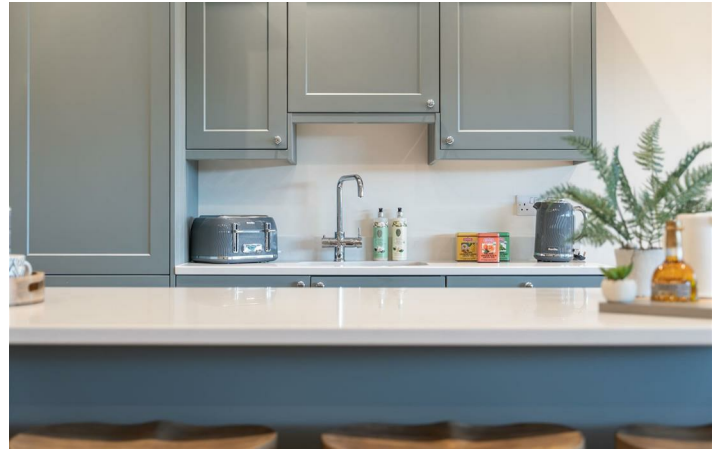
Bedroom 2

11'11" x 11'10" (3.63m x 3.61m)

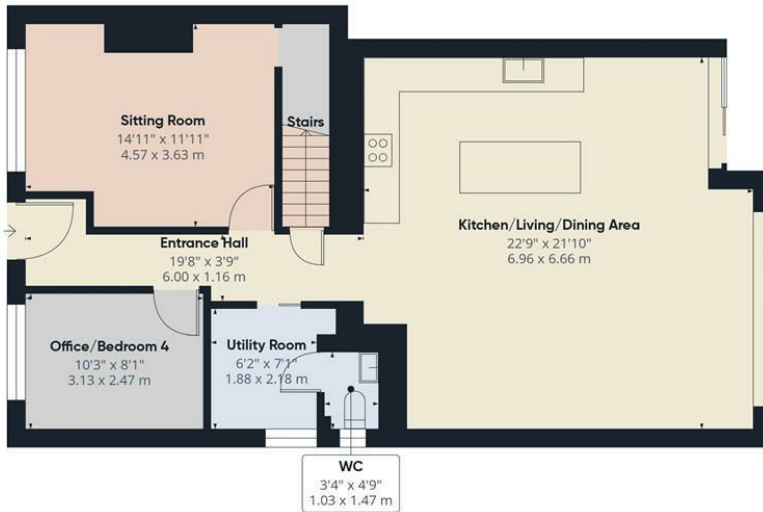


Directions

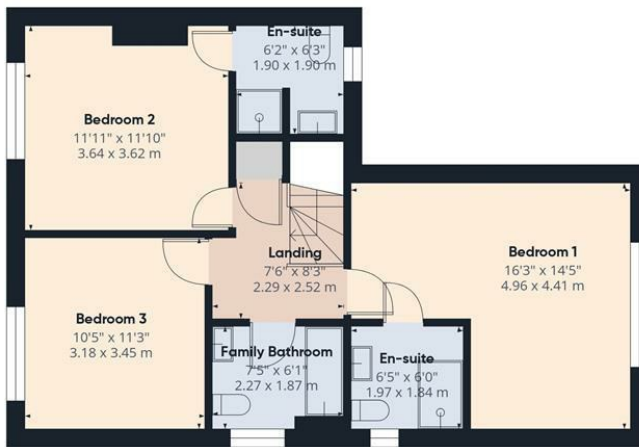
Please use postcode PE9 1UD for Sat-Nav assistance. Situated on Melbourne Road, the property enjoys a convenient residential setting within walking distance of the historic market town centre of Stamford, renowned for its Georgian architecture, independent shops, restaurants and excellent schooling.



Floor Plan



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1518 ft²
141.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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