

## 36 Stirling Road, Stamford, PE9 2XF

Offered to the market with NO CHAIN, this immaculately presented three bedroom detached bungalow provides spacious and well-maintained accommodation in a convenient location with easy access to Stamford town centre and local amenities.

The property features a stylish breakfast kitchen fitted with a modern range of units, along with an extended and spacious sitting room, creating an excellent living and entertaining space. There are three bedrooms, two of which are generous doubles, served by a well-appointed shower room.

Further benefits include gas fired central heating and well-balanced accommodation throughout.

Externally, the property enjoys a block paved driveway providing off-street parking and leading to a single garage. To the rear is a beautifully maintained south-facing landscaped garden, offering an attractive and private outdoor setting ideal for relaxing and entertaining.

A superbly presented bungalow in a desirable and accessible location, early viewing is highly recommended

**Guide Price £460,000 Freehold**

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			
		73	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

- Detached bungalow
- Stylish kitchen diner
- Gas fired central heating
- Block paved driveway & single garage
- NO CHAIN

- Three bedrooms
- Spacious extended sitting room
- Shower room
- South facing landscaped garden
- EPC - C, Council Tax Band - D



**ACCOMMODATION:**

**Kitchen Diner** 4.22m x 3.76m (13'10" x 12'4") 2.29m x 1.96m (7'6" x 6'5")

4.22m x 3.76m (13'10" x 12'4")

**Sitting Room**  
5.46m max x 4.24m max (17'11" max x 13'11" max)

**Hallway**  
3.07m x 1.55m (10'1" x 5'1")

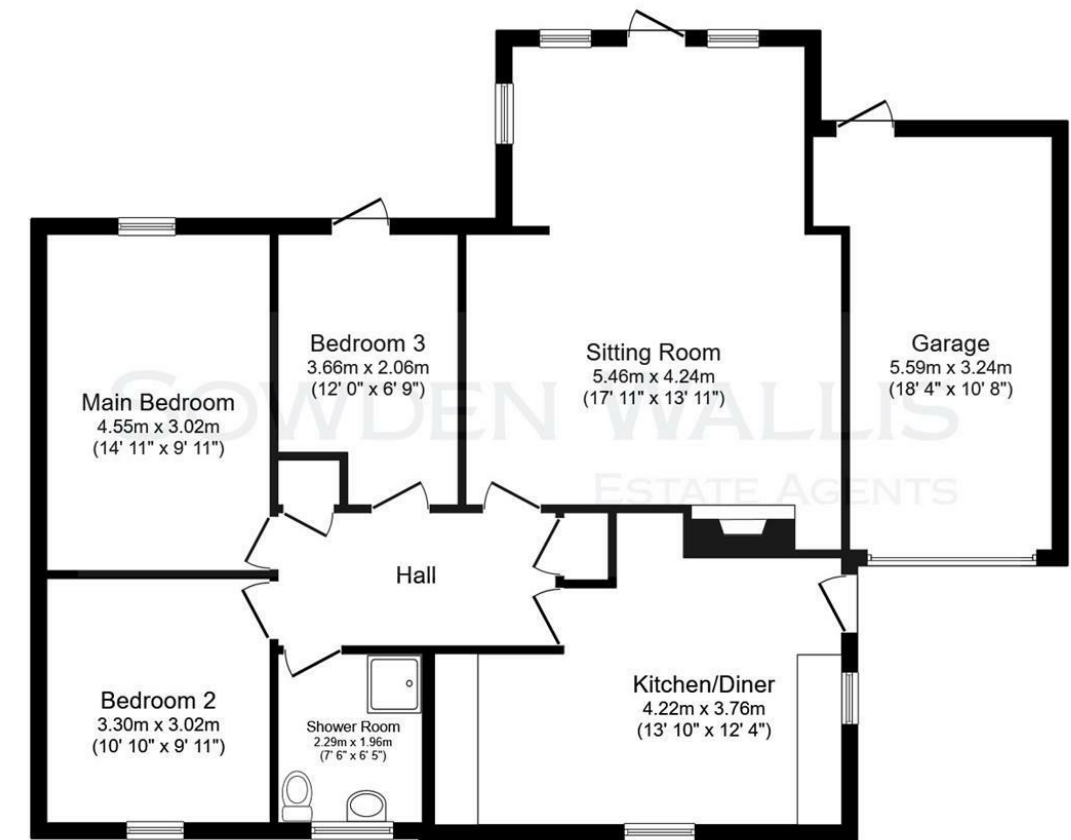
**Main Bedroom**  
4.55m x 3.02m (14'11" x 9'11")

**Bedroom Two**  
3.30m x 3.02m (10'10" x 9'11")

**Bedroom Three**  
3.68m max, 2.90m min x 2.06m (12'1" max, 9'6" min x 6'9")

**Shower Room**

**FLOOR PLAN:**



**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