



33 Priory Road, Stamford, PE9 2EU

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Beautifully presented and thoughtfully extended, this attractive three-bedroom semi-detached home enjoys a sought-after position within walking distance of the town centre and benefits from delightful views over allotments to the rear.

Offering well-balanced and versatile accommodation throughout, the property features two welcoming reception rooms, providing excellent space for both relaxation and entertaining. The kitchen flows seamlessly into a superb garden/family room, creating a bright and sociable living area with direct access to the rear garden, making it ideal for modern family life.

To the first floor, there are three well-proportioned bedrooms served by a stylish and contemporary shower room, finished to a high standard.

A particular highlight of the property is the beautifully maintained south-facing rear garden, which enjoys an excellent degree of privacy and attractive open views across the neighbouring allotments. This wonderful outdoor space is perfect for outdoor dining, entertaining, and relaxing in the sun throughout the day.

Further benefits include off-street parking for two vehicles and a convenient location within easy reach of the town centre, local amenities, and transport links.

Combining character, modern finishes, and a highly desirable setting, this impressive home is viewing highly recommended.

Asking Price £400,000 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.

- Walking distance to the town centre
- Three bedrooms
- Two reception rooms
- Modern stylish shower room
- Off street parking for two cars

- Southerly views over allotments to the rear
- Extended semi-detached home
- Additional garden/family room that flows from the kitchen
- Gas fired central heating
- Council Tax Band - B , EPC - TBC



ACCOMMODATION:

Entrance Hall
1.14m x 0.81m (3'9 x 2'8)

Sitting Room
3.02m x 3.63m (9'11 x 11'11)

Dining Room
3.96m x 4.83m (13 x 15'10)

Kitchen
2.57m x 4.37m (8'5 x 14'4)

Garden/ Family Room
3.10m x 2.36m (10'2 x 7'9)

Landing

Principal Bedroom
3.02m x 3.63m (9'11 x 11'11)

Bedroom Two
2.57m x 2.57m (8'5 x 8'5)

Bedroom Three
2.06m x 3.20m (6'9 x 10'6)

Bathroom
2.34m x 2.16m (7'8 x 7'1)

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