



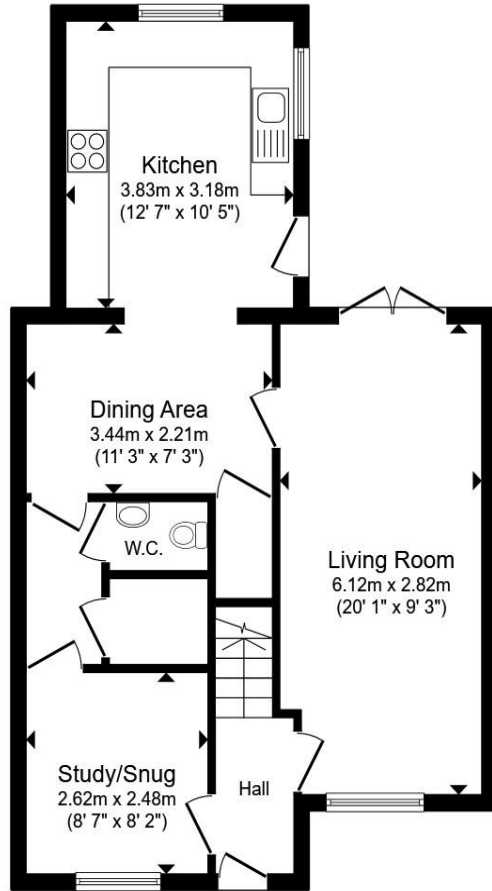
Arran Road
Stamford PE9 2XP



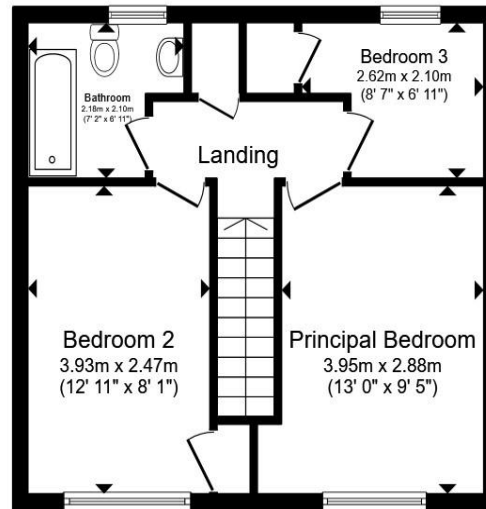
Welcome to
Arran Road
Stamford

This immaculately presented extended semi-detached home is situated in a popular residential location offering excellent access to good local schooling and amenities, with the A1 and town centre a short drive away.





Ground Floor



First Floor

Entrance Hall

Lounge

20' 1" x 9' 3" (6.12m x 2.82m)

Snug/Study

8' x 8' 7" (2.44m x 2.62m)

Kitchen Dining Room

20' 10" x 11' 4" (6.35m x 3.45m)

WC

Bedroom One

12' 10" x 9' 4" (3.91m x 2.84m)

Bedroom Two

12' 11" x 8' 1" (3.94m x 2.46m)

Bedroom Three

6' 9" x 8' 6" (2.06m x 2.59m)

Bathroom

7' x 6' 8" (2.13m x 2.03m)

Total floor area 94.2 sq.m. (1,014 sq.ft.) approx

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



Welcome to Arran Road Stamford

- Immaculately presented extended home
- Lovely kitchen dining room
- Snug/study
- Downstairs cloakroom
- Three bedrooms
- Driveway for off road parking
- Enclosed rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£385,000

The property is beautifully presented throughout and offers spacious accommodation briefly comprising Entrance hall leading through to the lounge with French doors out to the rear garden and door into the kitchen. Also off the entrance hall is a snug/study which leads through to an inner hall with a storage cupboard and WC and opens to the dining area and kitchen, The kitchen was newly fitted last year with a range of modern units and integrated appliances with a Lantern skylight making for a lovely light and airy entertaining space. There is an understairs cupboard which houses a tumble dryer and a door out to the rear garden.

Upstairs there are three bedrooms, all with built-in storage, and a newly fitted family bathroom with a white suite, a vanity unit and a shower over the bath. The loft has been re-insulated and partially boarded for additional storage.

Outside to the front, the driveway provides off road parking, and the rear garden is laid to lawn with a patio seating area and built-in seating.



Please note the marker reflects the
postcode not the actual property

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Property Ref:

SMD105186 - 0004