

## Cambridge Road Stamford, PE9 1BU

This deceptively spacious three-bedroom detached bungalow offers an exceptional amount of versatile living accommodation, ideal for a wide range of buyers. The property combines well-proportioned rooms with a flexible layout, perfectly suited to both modern family life and those looking to downsize without compromising on space. With a superb balance of open-plan and private living areas, alongside the convenience of single-level living, this home presents an excellent opportunity to acquire a property with both immediate comfort and further potential to personalise.

£480,000

# Cambridge Road

Stamford, PE9 1BU



- Spacious three bedroom detached bungalow
- Separate living room
- Garage and driveway parking
- Impressive 33 ft open-plan family/dining room
- Two bathrooms
- Generous plot with garden space
- Modern fitted kitchen with ample workspace
- Flexible and well-balanced layout
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

9'4" x 14'0" (2.84m x 4.27m)

## Living Room

16'10" x 13'8" (4.88m x 4.17m)

## Kitchen

23'6" x 9'10" (7.16m x 3.00m)

## Open Plan Family Room/Dining Room

33'11" x 9'0" (10.34m x 2.74m)

## Bedroom 1

11'0" x 14'0" (3.35m x 4.27m)

## En Suite Shower Room

8'1" x 3'10" (2.46m x 1.17m)

## Bedroom 2

12'1" x 12'3" (3.68m x 3.73m)

## Bedroom 3

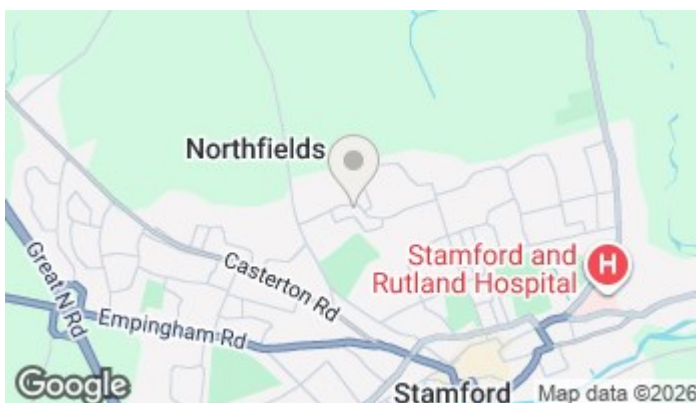
9'11" x 9'10" (3.02m x 3.00m)

## Bathroom

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

## Single Garage

11'5" x 16'5" (3.48m x 5.00m)



## Directions

Please use the following postcode for Sat Nav guidance - PE9 1BU Situated on Cambridge Road in this sought after area of Stamford, the property enjoys convenient access to a wide range of amenities including shops, supermarkets, and well-regarded schools. Stamford is renowned for its stunning Georgian architecture, thriving town centre, and excellent transport links, including easy access to the A1, making it ideal for commuters.



# Floor Plan



**Approximate total area<sup>(1)</sup>**  
125 m<sup>2</sup>  
1345 ft<sup>2</sup>

(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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