



Hambleton Road Stamford, PE9 2RY

This extremely well presented, modern 3 bedroom home sits in a highly desirable area, close to Empingham Road playing fields, Malcolm Sargent Primary School and within walking distance of Stamford Town centre and its many local amenities. Outside there is off street parking and a single garage to the front whilst to the rear is a fully enclosed mature rear garden. Early viewing advised.

£335,000

Hambleton Road

Stamford, PE9 2RY



- Extremely well presented 3 Bedroom Home
- Sought After Location
- Fully Enclosed Rear Garden
- Open Plan Kitchen/Dining Room
- Potential for Extension (STPP)
- Off Street Parking & Single Garage
- Large Bay Fronted Living Room
- 3 Good Sized Bedrooms & Family Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall
6'0 x 13'10 (1.83m x 4.22m)

Bedroom 1
12'1 x 11'0 (3.68m x 3.35m)

Single Garage & Off Street Parking
Fully Enclosed Rear Garden

Kitchen/Dining Room
17'8 x 10'6 max (5.38m x 3.20m
max)

Bedroom 2
11'7 x 10'3 (3.53m x 3.12m)

Living Room
16'5 x 11'3 (5.00m x 3.43m)

Bedroom 3
7'1 x 8'0 (2.16m x 2.44m)

First Floor Landing

Family Bathroom
6'4 x 7'0 (1.93m x 2.13m)

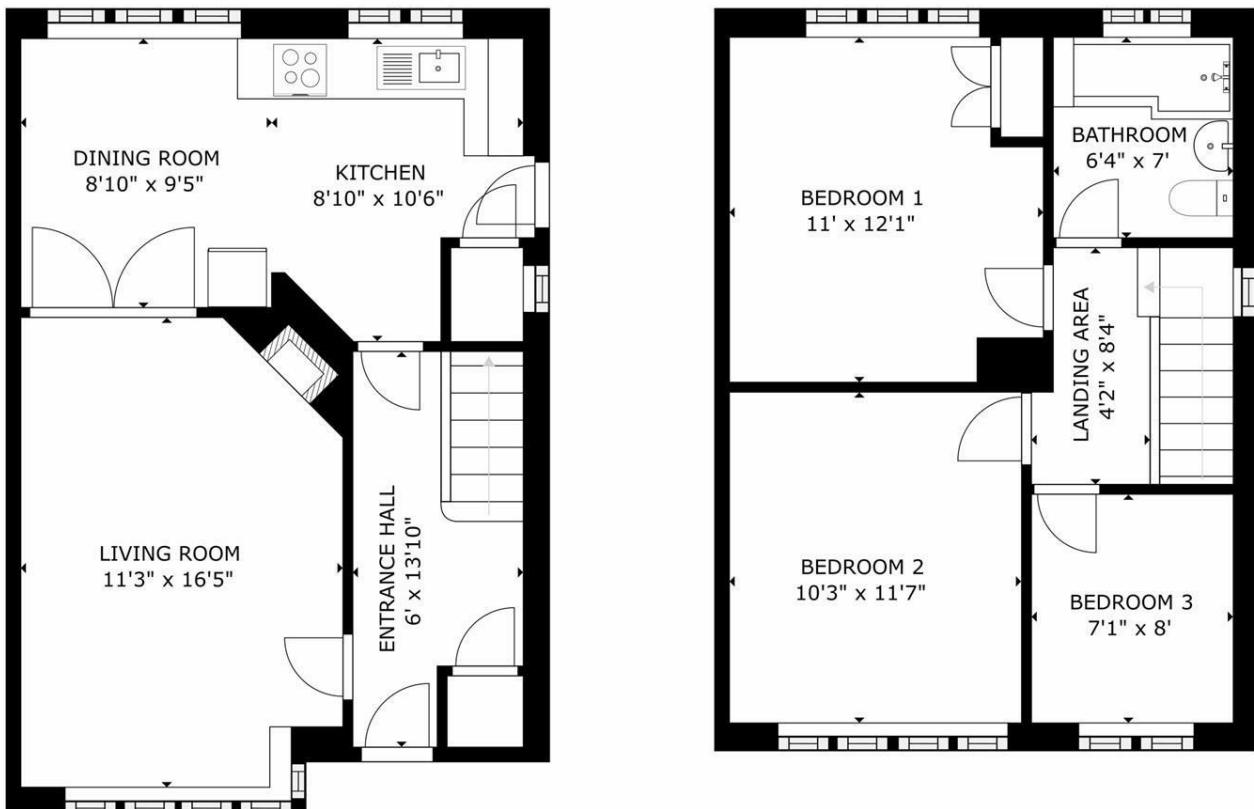


Directions

Please use the following postcode for Sat Nav
guidance - PE9 2RY



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 472 sq ft, FLOOR 2: 445 sq ft
TOTAL: 917 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 85 |
| (81-91) B | | 61 |
| (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 | |