



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

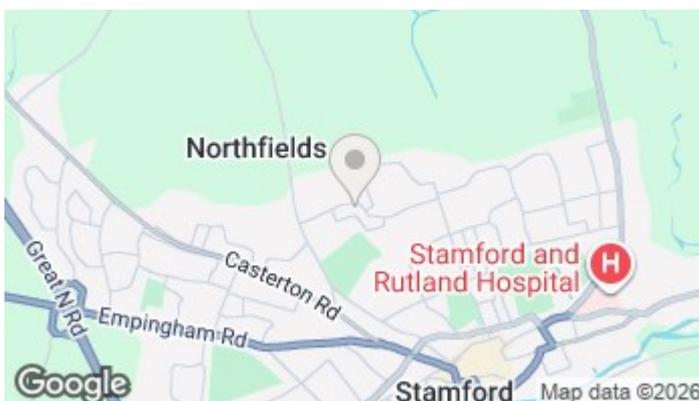
9'11" x 9'10" (3.02m x 3.00m)

Bathroom

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

Single Garage

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

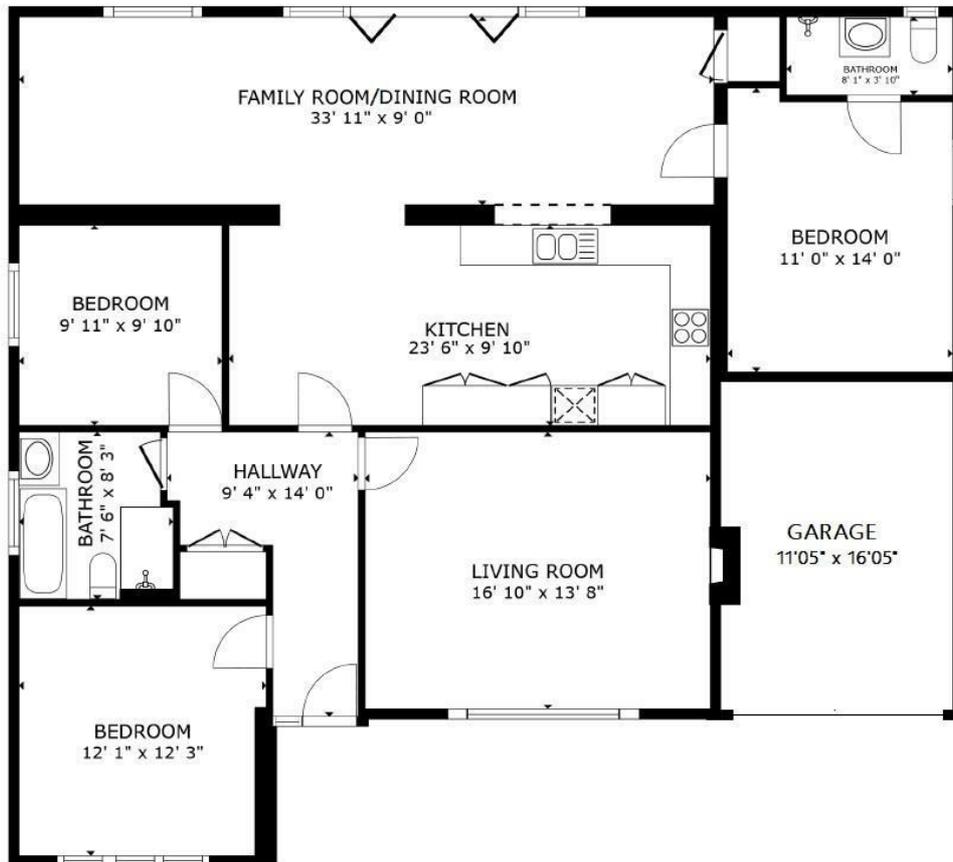


Directions

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



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 1,445 sq.ft.
 TOTAL : 1,445 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	