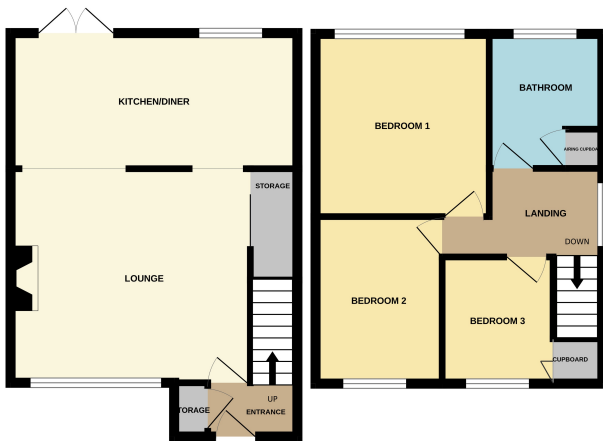




91 Lonsdale Road, STAMFORD PE9 2SG

£310,000



*** LOCATION LOCATION *** This immaculately presented three bedroom semi-detached home is situated within easy access to the centre of Stamford, the A1 and local schools. The property benefits from a stunning open plan living area to the ground floor, with modern kitchen/diner with door to the garden and a spacious lounge. Upstairs, there are three bedrooms and bathroom completing the first floor accommodation. With gardens to the front and rear and driveway providing off road parking. Call 01780 757788 to book your viewing. EPC Energy Rating D, Council Tax Band B.

UPVC DOUBLE GLAZED DOOR TO :

ENTRANCE HALL

Modern radiator, laminate flooring, cloak cupboard, downlighting, stairs to first floor accommodation.

LOUNGE

14' 7" x 12' 5" (4.45m x 3.78m) (approx) Feature gas fire with surround, modern radiator, and TV point. UPVC double glazed window to the front, with blinds. Wainscoting to wall. Barn style sliding door to under stair storage. Wooden flooring. Opening to:

KITCHEN / DINER

17' 3" x 7' 9" (5.26m x 2.36m) (approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with tiled splashbacks. Wooden floor, Cooker, hob and extractor hood over. Space and plumbing for dishwasher, washing machine, space for upright fridge / freezer. Modern vertical and horizontal radiators, inset spotlights. UPVC double glazed window to the rear. UPVC double glazed door with glass side panel leading to the garden.

LANDING

Loft hatch. UPVC double glazed window to the side. Downlighting.

BEDROOM ONE

10' 8" x 10' 2" (3.25m x 3.10m) (approx) UPVC double glazed window to the rear with blinds. Modern radiator.

BEDROOM TWO

10' 6" x 7' 5" (3.20m x 2.26m) (approx) UPVC double glazed window to the front with blinds. Modern radiator.

BEDROOM THREE

7' 5" x 6' 7" (2.26m x 2.01m) (approx) UPVC double glazed window to the front with blinds. Modern radiator, storage cupboard.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over and traditional telephone tap, floating wash hand basin and close coupled WC. Fully tiled, chrome heated towel rail UPVC double glazed window to the rear.

OUTSIDE

To the front there is a block paved and gravelled area, providing ample off road parking.

To the rear, the garden is laid to lawn and enclosed by timber fencing , gated to the front. Patio area and shrub borders.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

