



**42 Radcliffe Road, STAMFORD, Lincolnshire PE9 1AU**

**£300,000**



\*\*\* CORNER PLOT, NEAR CENTRE OF STAMFORD \*\*\* This three bedroom semi-detached home would make an ideal family home and can be found just a short walking distance to the main shopping and café areas of Stamford. The property briefly comprises entrance hall, spacious lounge, opening to a dining room, a kitchen / breakfast room with utility room off, and cloakroom. To the first floor, there are three good sized bedrooms and a modern family bathroom. There is off road parking and a wrap around garden with patio areas. EPC Energy Rating C - Council Tax Band B.

**UPVC DOUBLE GLAZED DOOR TO:**

**ENTRANCE HALL**

Stairs to first floor accommodation. Oak parquet flooring.

**LIVING ROOM**

10' 11" x 17' 11" (3.33m x 5.46m) (approx) Feature fireplace, coving to ceiling. UPVC double glazed window to the front. Opening to:

**DINING ROOM**

12' 1" x 9' 4" (3.68m x 2.84m) (approx) UPVC double glazed French doors to the rear garden.

**KITCHEN / BREAKFAST ROOM**

16' 11" x 10' 4" (5.16m x 3.15m) (approx) Fitted with a range of base units with worktop over. Sink and drainer with mixer tap over. Gas hob, double oven. Space and plumbing for dishwasher. Space for American style fridge freezer. Double glazed windows to the front and side. Openings to utility room and to dining room. Modern vertical radiator. Oak parquet flooring.

**UTILITY ROOM**

8' 6" x 8' 4" (2.59m x 2.54m) (approx) Sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble dryer. UPVC window and door to rear and side. Tiled floor. Door to:

**CLOAKROOM**

Fitted with a WC. UPVC double glazed window to the side.

**LANDING**

Storage cupboard. Loft access. UPVC window to rear. Doors to:

**BEDROOM ONE**

11' 0" x 10' 5" (3.35m x 3.17m) (approx) UPVC double glazed window to the front. Wardrobe, radiator.

**BEDROOM TWO**

10' 6" x 10' 6" (3.20m x 3.20m) (approx) UPVC double glazed window to the front. Coving to ceiling.

**BEDROOM THREE**

7' 10" x 7' 4" (2.39m x 2.24m) (approx) UPVC double glazed window to the rear.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, modern vanity wash hand basin and close coupled WC with cupboard under. UPVC double glazed window to the rear.

**OFF ROAD PARKING**

**OUTSIDE**

To the front, a gravelled driveway provides off road parking. Path to the front door. Side gate leading to the side / rear garden.

To the rear, the garden is mainly laid to lawn and enclosed by timber fencing. Patio area, mature shrubs. A further patio area with gazebo to the rear of the garden.

**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.

