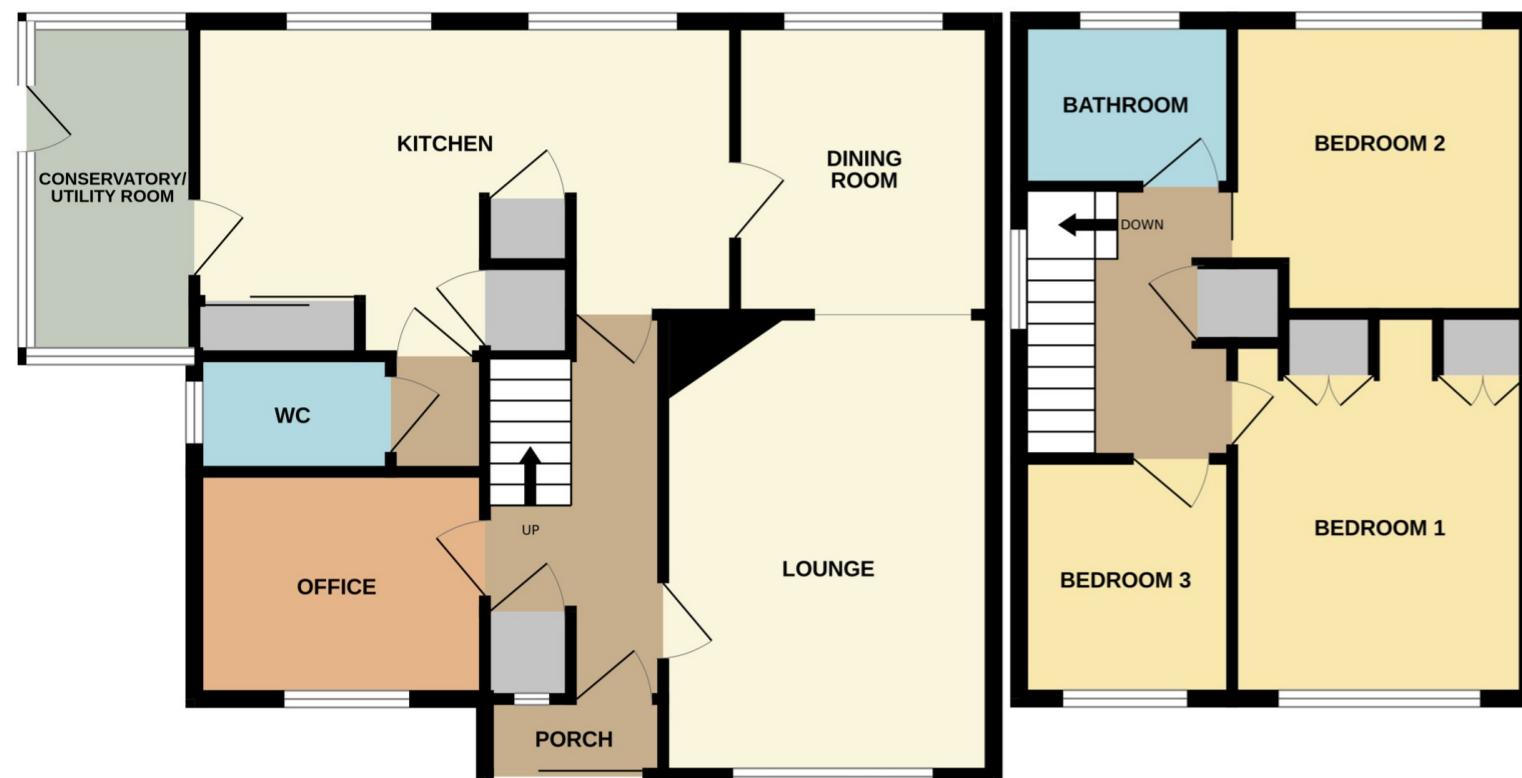




**52 Chatsworth Road, Stamford, Lincolnshire PE9 2UR**

**£325,000**



**\*\*\* FAMILY HOME \*\*\*** Nestled on a generous corner plot, this extended three-bedroom semi-detached home offers spacious and versatile living throughout. Boasting a garage and off-road parking for one vehicle, the property also features beautifully landscaped gardens that wrap around three sides, creating an attractive outdoor space. Inside, the accommodation includes an entrance porch, hallway, three reception rooms, a well appointed kitchen, and a conservatory currently used as a utility room. Upstairs, there are three good-sized bedrooms and a family bathroom. EPC Energy Rating Currently Not Available / Council Tax Band C.

## PORCH

Door to:

## ENTRANCE HALL

Radiator, stairs to first floor accommodation. Storage cupboard with window to the front.

## OFFICE

2.93m x 2.58m (9' 7" x 8' 6") (Approx) Radiator and window to the front.

## LOUNGE

4.67m x 3.33m (15' 4" x 10' 11") (Approx) Radiator and window to the front.

Opening to:

## DINING ROOM

2.97m x 2.61m (9' 9" x 8' 7") (Approx) Radiator and window to the rear.

## KITCHEN

5.74m max x 3.28m max (18' 10" x 10' 9") (Approx) Fitted with a range of base units and eye level units with worktop over. Stainless steel sink with 1/2 bowl, drainer and mixer tap over, tiled splashback. Oven with gas hob over. Two understair cupboards. Two windows to the rear. Space and plumbing for dishwasher and fridge/freezer. Built-in storage with sliding doors, and radiator.

## DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with tiled splashback and WC. Radiator and window to the side.

## CONSERVATORY / UTILITY ROOM

3.20m x 1.70m (10' 6" x 5' 7") (Approx) UPVC and brick construction. Tiled floor, and part tiled walls. Space and plumbing for washing machine and tumble dryer. Stainless steel sink with drainer.

## LANDING

Window to the side, cupboards and loft access.

## BEDROOM ONE

3.88m x 2.99m (12' 9" x 9' 10") (Approx) Window to the front, fitted wardrobes and radiator.

## BEDROOM TWO

3.31m x 2.99m (10' 10" x 9' 10") (Approx) Window to the rear and radiator.

## BEDROOM THREE

2.43m x 2.17m (8' 0" x 7' 1") (Approx) Window to the front and radiator.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Radiator, part tiled. Window to the rear.

## OUTSIDE

The property benefits from a charming walled front garden, beautifully established with mature trees, shrubs, and hedging. It is predominantly laid to lawn and features a pathway leading to the front porch, along with gated side access to the rear.

The rear garden is enclosed by timber fencing and mainly laid to lawn, complemented by mature planting and a generous patio area ideal for outdoor seating. A gate provides access to the garage and private parking space, while an integral door offers convenient entry to the garage directly from the garden.

## GARAGE

Up and over door, light and power connected, parking space in front of garage.

## 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.

