


**93 Queens Walk, Stamford, Lincolnshire PE9 2QF**
**£675,000**


\*\*\* ANNEXE \*\*\* This exceptional five bedroom detached residence, complete with a versatile annexe, occupies a prominent corner position on Roman Bank and Queens Walk and sits within a generous south facing plot. The well proportioned accommodation briefly comprises an inviting entrance hall, spacious living room, kitchen/diner, separate dining room, utility room and downstairs cloakroom. To the first floor are four double bedrooms and a family bathroom. The attached annexe, with its own private staircase, offers a further double bedroom and a modern shower room, providing highly flexible accommodation ideal for multi-generational living, guests or home working. Council Tax Band F / EPC Energy Rating Currently Unavailable.

**UPVC DOUBLE GLAZED DOOR TO:**

**ENTRANCE HALL**

UPVC window to the front. Stairs to first floor accommodation, radiator and coving to the ceiling.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and WC. UPVC double glazed window to the front and radiator.

**LIVING ROOM**

23' 11" x 11' 11" (7.29m x 3.64m) (Approx) Feature fireplace, with inset gas fire. Two radiators, coving to the ceiling. UPVC double glazed patio doors to the rear, UPVC double glazed windows to the front.

**RECEPTION ROOM / DINING ROOM**

13' 1" x 9' 4" (3.98m x 2.85m) (Approx) UPVC double glazed window to the front, coving to the ceiling and radiator.

**KITCHEN / DINER**

19' 3" x 10' 5" (5.86m x 3.17m) (Approx) Fitted with a range of eye level and base units with worktop over and tiled splashback. Stainless steel sink with 1/2 bowl and drainer. Eye level double oven, and gas hob with cooker hood over. Space and plumbing for washing machine. Tiled flooring. UPVC double glazed window and patio doors leading to the garden.

**UTILITY ROOM**

Base unit with stainless steel sink with inset drainer. Space and plumbing for stackable washing machine and tumble dryer. UPVC double glazed door to the rear, personnel door into garage, and tiled flooring. Door with access to a secondary staircase, leading to Bedroom Five / Annexe.

**LANDING**

UPVC window to the front, loft access and airing cupboard.

**BEDROOM ONE**

15' 4" x 15' 11" (4.67m x 4.85m) (Approx) UPVC double glazed window to the front. Radiator. Two double fitted wardrobes, one with double mirrors to the doors.

**BEDROOM TWO**

11' 11" x 10' 3" (3.63m x 3.12m) (Approx) UPVC double glazed window to the rear. Fitted wardrobes and cupboards, with dressing table under. Double radiator.

**BEDROOM THREE**

13' 1" x 10' 3" (3.98m x 3.12m) (Approx) UPVC double glazed window to the front. Double radiator.

**BEDROOM FOUR**

11' 11" x 11' 1" (3.63m x 3.37m) (Approx) UPVC double glazed windows to the rear. Double radiator.

**BATHROOM**

Fitted with a four piece suite comprising bath with mixer tap shower, shower cubicle, wash hand basin and WC. Radiator. UPVC double glazed window to the rear.

**ANNEXE / BEDROOM FIVE**

**HALL**

Stairs to first floor annexe accommodation with storage under. UPVC window to the rear, and radiator.

**LANDING**

UPVC window to the rear.

**BEDROOM FIVE**

10' 3" x 8' 11" (3.12m x 2.72m) (Approx) UPVC double glazed window to the front. Tongue and groove to the ceiling, with inset spotlights, and radiator.

**SHOWER ROOM**

Fitted with a three piece suite comprising oversized shower cubicle, modern vanity unit with bowl sink, and WC. Half tiled walls, tiled flooring and traditional style heated towel rail. Tongue and groove to the ceiling with inset spotlights. UPVC double glazed window to the rear.

**OUTSIDE**

Occupying a prominent corner position, the property features a well maintained front garden with a lawn and mature shrubs, enclosed by low-level walling and timber fencing. A gravel driveway provides ample off road parking and leads to a double garage equipped with an up-and-over door, power, and lighting.

To the rear, the generous south-facing garden is a particular highlight, offering a private outdoor space laid to lawn and fully enclosed by timber fencing with gated side access. This area includes an extensive patio perfect for outdoor dining, framed by established trees and shrubs.

**DOUBLE GARAGE**

Up and over door to the front. Light and power connected.

**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.

