



**18 Gainsborough Road, STAMFORD PE9 1DH**

**£240,000**



**\*\*\* CUL-DE-SAC LOCATION \*\*\*** This three-bedroom semi-detached home is ideally situated close to local schools and amenities. The property briefly comprises an entrance hall, a refitted kitchen, a downstairs shower room, a spacious lounge, and a bright conservatory. Upstairs, there are three well-proportioned bedrooms. Externally, the home benefits from a driveway offering off-road parking and a low-maintenance rear garden featuring a shed, a decked seating area with a pergola, and a pond. EPC Energy Rating C / Council Tax Band B.



## UPVC DOUBLE GLAZED DOOR TO:

### ENTRANCE HALL

UPVC double glazed window to the side. Stairs to first floor accommodation.

### KITCHEN

12' 2" max x 8' 2" max (3.7m x 2.5m) (Approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over, tiled splashback. Space for cooker, space and plumbing for washing machine and dishwasher. Space for under counter fridge and freezer. Under stair pantry. Radiator, inset spotlights. UPVC double glazed window to the front.

### LOUNGE

14' 6" x 11' 11" (4.41m x 3.64m) (Approx) Feature fireplace with tiled surround and hearth. Two radiators, dado rail, coving to ceiling. UPVC double glazed sliding doors to:

### CONSERVATORY

11' 1" x 10' 5" (3.39m x 3.18m) (Approx) Brick and UPVC construction. UPVC double glazed French doors to the garden. Two radiators, tiled flooring.

### SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Chrome heated towel rail, tiled flooring, extractor fan, part tiled. UPVC double glazed window to the front.

### LANDING

Loft access.

### BEDROOM ONE

14' 5" x 9' 1" (4.39m x 2.77m) (Approx) Two UPVC double glazed windows to the front. Built in wardrobe, radiator, storage cupboard, coving to ceiling.

### BEDROOM TWO

12' 2" x 9' 1" max 7" 5" min (3.70m x 2.78m max 2.25m min) (Approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

### BEDROOM THREE

9' 2" x 6' 10" (2.80m x 2.08m) (approx) UPVC double glazed window to the rear. Radiator, coving to ceiling.

### OUTSIDE

To the front, a block paved driveway offers ample off road parking. Path and gravel area. Border with shrubs. Power socket, and additional power socket currently used for caravan.

To the rear, the easy maintenance garden has bark chippings. There is a decking area with pergola over. Shed. The garden is enclosed by timber fencing, gated to the front.

### 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.

