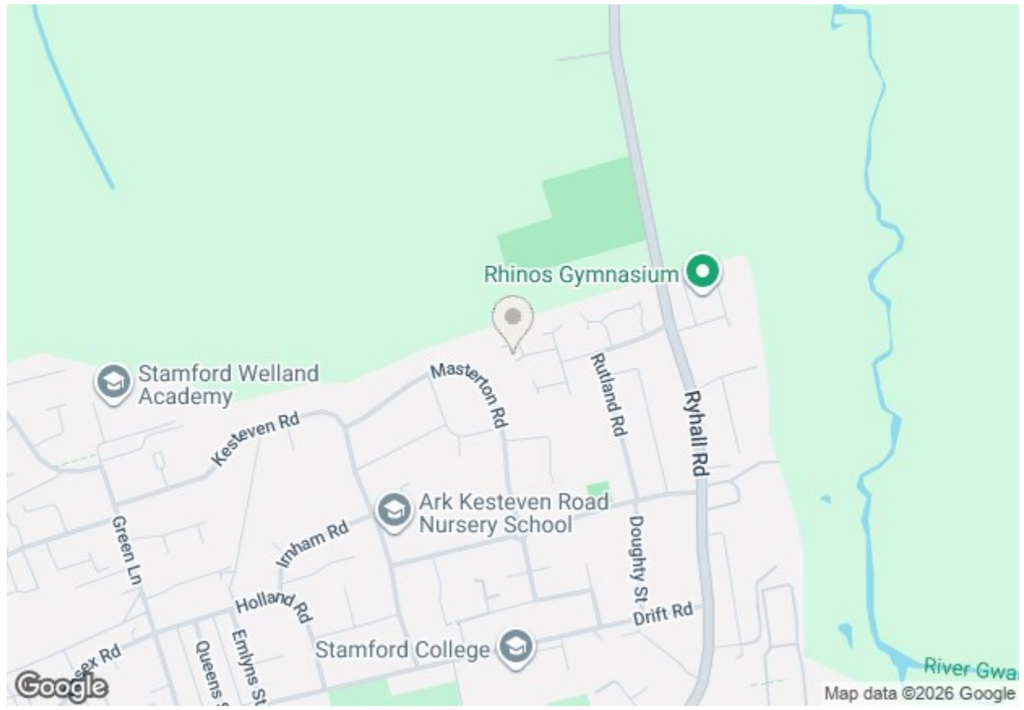
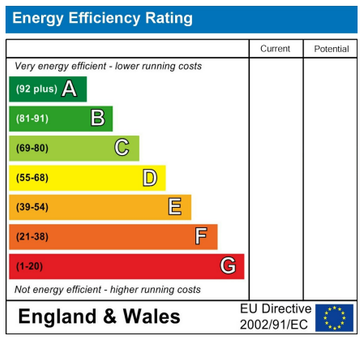
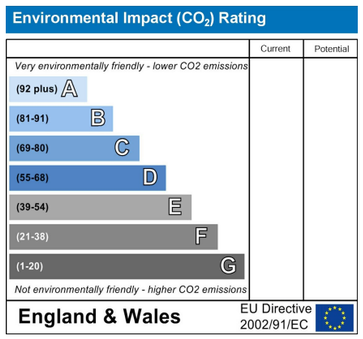
Sowden Wallis

Estate Agents









5 Armley Grove, Stamford, Lincolnshire, PE9 1DR

Tucked away at the end of a cul-de-sac within a highly regarded residential development on the outskirts of the town, this extended four-bedroom detached home offers spacious and versatile accommodation perfectly suited to modern family living. The property enjoys a convenient position within easy reach of local schooling, Stamford College, supermarkets, and excellent transport links.

Beautifully presented throughout, the accommodation has been thoughtfully enhanced to create a superb open-plan layout ideal for both everyday living and entertaining. The welcoming entrance hall leads to a useful study, perfect for home working, and a generous lounge providing an excellent space for relaxation. A particular highlight of the home is the impressive extended kitchen dining room, offering a fantastic open-plan family space with ample room for dining and entertaining, flowing seamlessly into a bright garden room with patio doors opening onto the rear garden. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the property offers a spacious principal bedroom featuring fitted wardrobes and a contemporary en-suite shower room, alongside three further well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking to the front, while the enclosed rear garden is mainly laid to lawn and bordered by fencing, creating a private and secure outdoor space ideal for families and entertaining.

Guide Price £499,999 Freehold

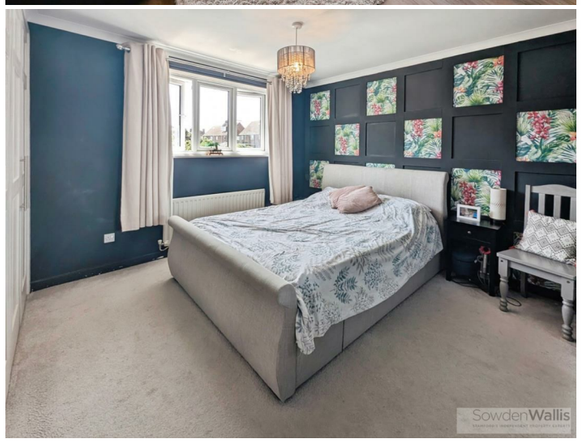
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Extended detached family home
- Four bedrooms
- Principal bedroom with en-suite
- Gas fired central heating
- Council Tax Band - E
- Corner plot within a cul-de-sac location
- Stunning open plan kitchen/diner/family room
- Bay fronted sitting room with wood burner
- Dual patio lawn garden to the rear & ample off street parking to the front
- EPC - TBC








ACCOMMODATION:

Entrance Hall

Downstairs WC
1.04m x 1.65m (3'5 x 5'5)

Sitting Room
5.41m x 3.61m (17'9 x 11'10)

Study
2.39m x 3.66m (7'10 x 12)

Kitchen Diner
3.12m x 8.36m (10'3 x 27'5)

Family room
3.61m x 3.45m (11'10 x 11'4)

Landing

Principle Bedroom
3.71m x 3.15m (12'2 x 10'4)

En-suite

Bedroom 2
3.45m x 2.64m (11'4 x 8'8)

Bedroom 3
3.15m x 2.34m (10'4 x 7'8)

Bedroom 4
2.74m x 2.67m (9 x 8'9)

Main Bathroom

FLOOR PLAN:

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io