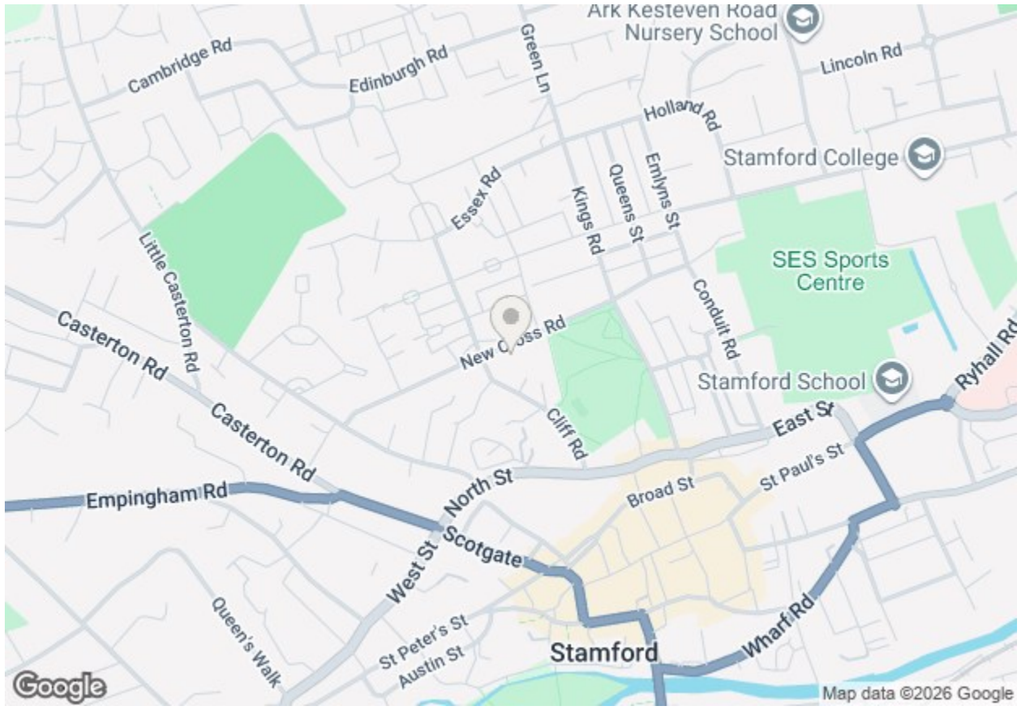
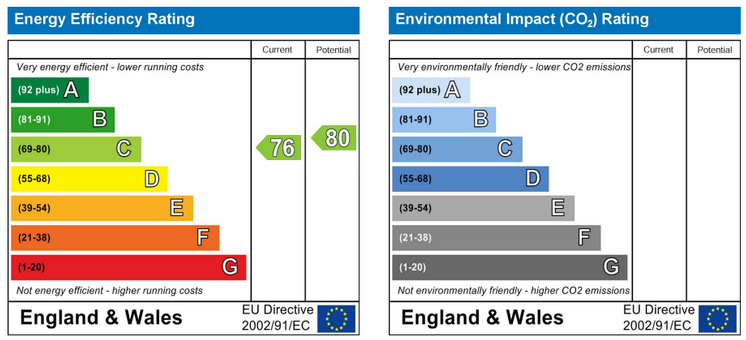
Sowden Wallis

Estate Agents





26 New Cross Road, Stamford, PE9 1AH



A short stroll from the historic town centre and its excellent range of shops, restaurants, cafes and amenities, this beautifully presented three-bedroom end-of-terrace home has been thoughtfully extended and extensively improved to create an exceptional family residence.

The accommodation is both spacious and versatile, with the standout feature being the superb single-storey extension that has transformed the ground floor into a stunning open-plan kitchen and dining space. Designed for modern family living and entertaining, this light-filled area flows seamlessly into an additional sitting room, creating a wonderful social hub at the heart of the home. A practical utility room and convenient ground-floor WC further enhance the property's functionality.

Upstairs, the first floor offers three well-proportioned bedrooms, including an impressive principal bedroom complete with fitted wardrobes, a second generous double bedroom, and a comfortable single bedroom ideal as a nursery, home office or guest room. The accommodation is complemented by a stylishly upgraded family bathroom finished to a good standard.

Externally, the property continues to impress with its beautifully landscaped rear garden, offering a private and attractive outdoor retreat. A raised decked seating area provides the perfect space for dining, relaxing or entertaining, while a charming summer house adds versatility for leisure, hobbies or home working. Side access leads to the front of the property, where an attractive and well-stocked garden enhances the kerb appeal. Ample off-road parking is available for several vehicles.

With its contemporary living space and a convenient central location, this outstanding family home must be viewed to be fully appreciated. Early viewing is strongly recommended.

Asking Price £340,000 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

- Stunning Three Bedroom Family Home
- Feature Open Plan Kitchen/Dining Family Room
- Utiltiy Room and Downstairs WC
- Landscaped Gardens with Decked Area
- EPC Rating TBC Council Tax Band B
- Walking Distance to Stamford Town Centre
- Additional Sitting Room
- Family Bathroom
- Off Road Parking for Several Cars
- Viewing Highly Recommended








ACCOMMODATION:

Entrance Hall

Sitting Room
3.86m x 2.95m (12'8 x 9'8)

Utility Room
2.84m x 2.44m max 1.50m min (9'4 x 8'0 max 4'11 min)

Cloakroom/WC

Kitchen/Dining Room
5.28m x 4.32m (17'4 x 14'2)

Family Room
4.04m x 3.10m (13'3 x 10'2)

First Floor Landing

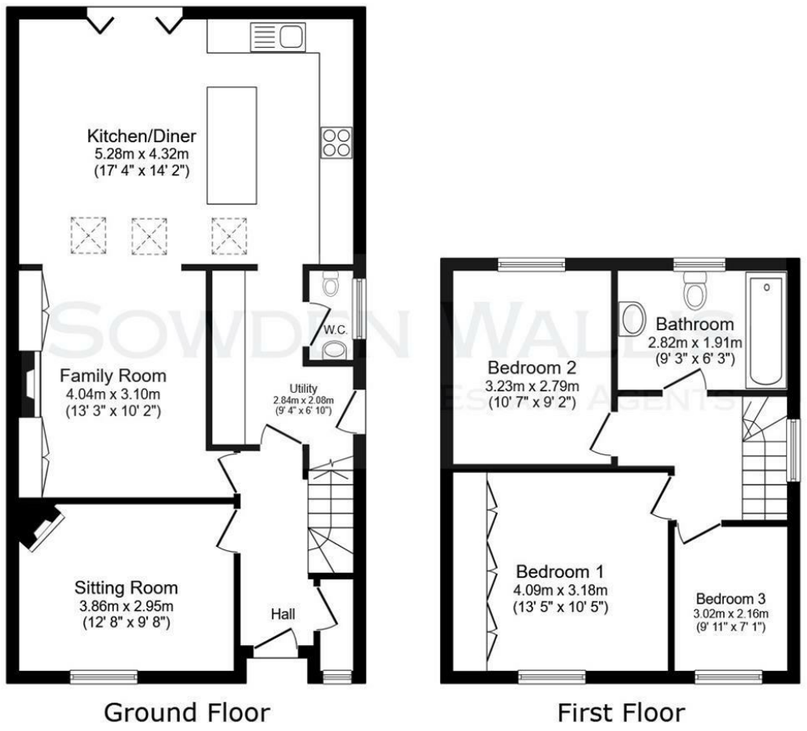
Master Bedroom
4.09m x 3.18m (13'5 x 10'5)

Bedroom Two
3.23m x 2.79m (10'7 x 9'2)

Bedroom Three
3.02m x 2.16m (9'11 x 7'1)

Bathroom/WC

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