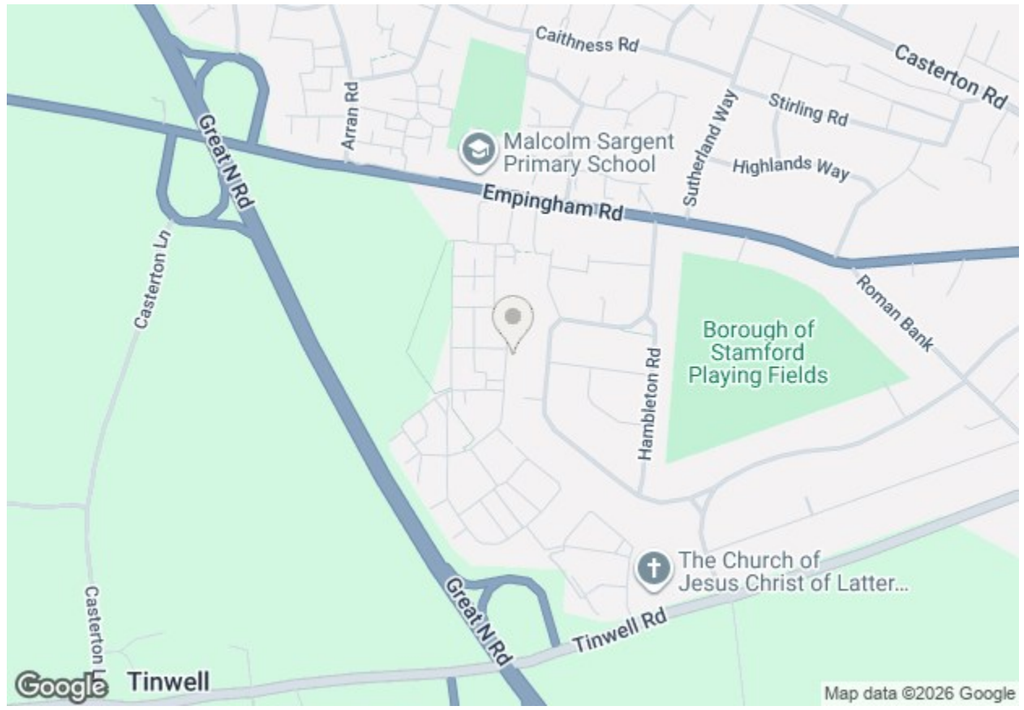
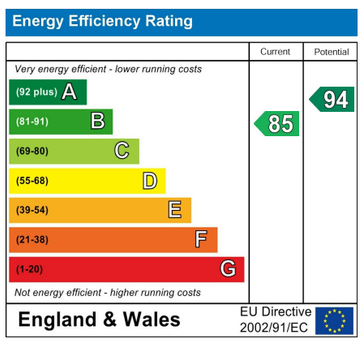
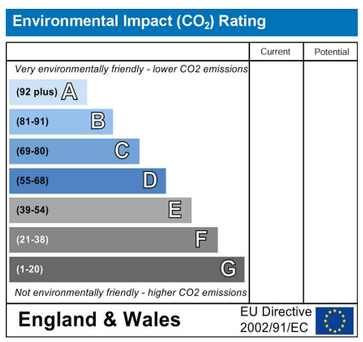
Sowden Wallis
Estate Agents









19 Kingsdown Drive, Stamford, PE9 2WA

A well-presented modern family home offering four double bedrooms and versatile accommodation, ideally suited to growing families. The property features a practical layout with a combination of open-plan living and separate reception space, together with driveway parking, a garage and an enclosed rear garden.

The ground floor centres around an open-plan kitchen/dining room, providing an excellent space for family life and entertaining, with doors opening directly onto the rear patio and garden. A spacious bay-fronted sitting room offers a separate place to relax, while a further study provides an ideal home-working space. A useful cloakroom/utility room completes the ground floor accommodation.

To the first floor, the principal bedroom benefits from its own en-suite shower room, with three further double bedrooms served by a family bathroom.

Outside, a driveway to the side provides parking for two vehicles and incorporates an electric vehicle charging point, leading to a single garage. The enclosed rear garden offers a combination of patio and lawn, providing space for outdoor dining and relaxation.

The property is conveniently positioned for local schooling, Stamford town centre and the A1, making it an excellent choice for families and commuters alike.

Combining four double bedrooms, flexible living space and practical modern features, this attractive home offers a great deal for today's family buyer.

Viewing is highly recommended to appreciate the accommodation and location on offer.

Guide Price £525,000 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

- Detached modern family home
- Open plan kitchen diner
- Four bedrooms, with an en-suite to the Main
- Easy access to local schooling, A1 and the town centre
- Lawn and patio garden
- Finished to a high standard
- Generous bay fronted sitting room
- Gas fired central heating
- Off street parking, single garage and electric car charging point
- Council Tax Band - D, EPC - B








ACCOMMODATION:

Entrance Hall

Sitting Room
5.31m x 3.89m (17'5 x 12'9)

Kitchen
4.06m x 3.23m (13'4 x 10'7)

Dining Area
4.04m x 3.05m (13'3 x 10')

Utility/Cloakroom
2.06m x 1.63m (6'9 x 5'4)

Study
2.62m x 2.08m (8'7 x 6'10)

Landing

Main Bedroom
3.86m x 3.73m (12'8 x 12'3)

En-suite
1.93m x 1.65m (6'4 x 5'5)

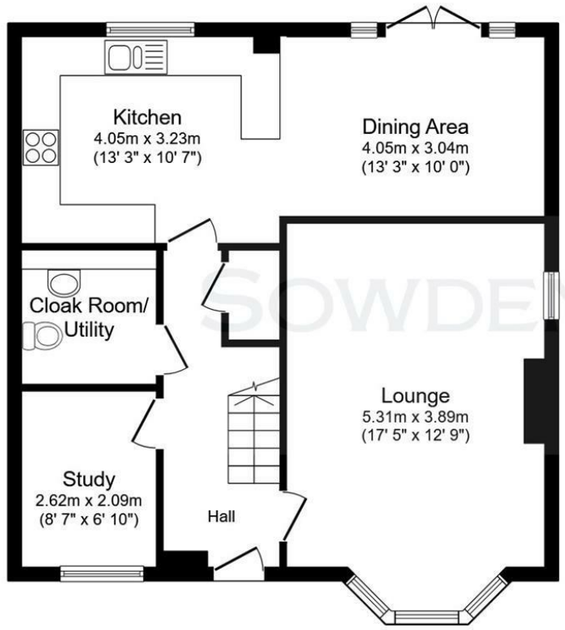
Bedroom Two
4.22m x 3.07m (13'10 x 10'1)

Bedroom Three
3.86m x 2.72m (12'8 x 8'11)

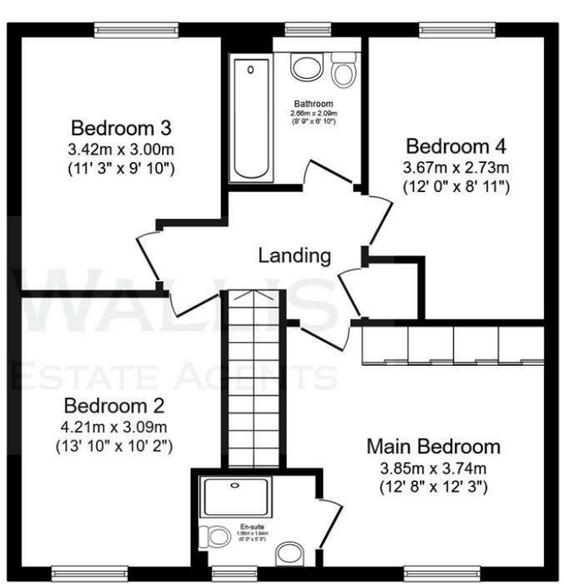
Bedroom Four
3.43m x 3.07m (11'3 x 10'1)

Family Bathroom
2.08m x 1.65m (6'10 x 5'5)

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox