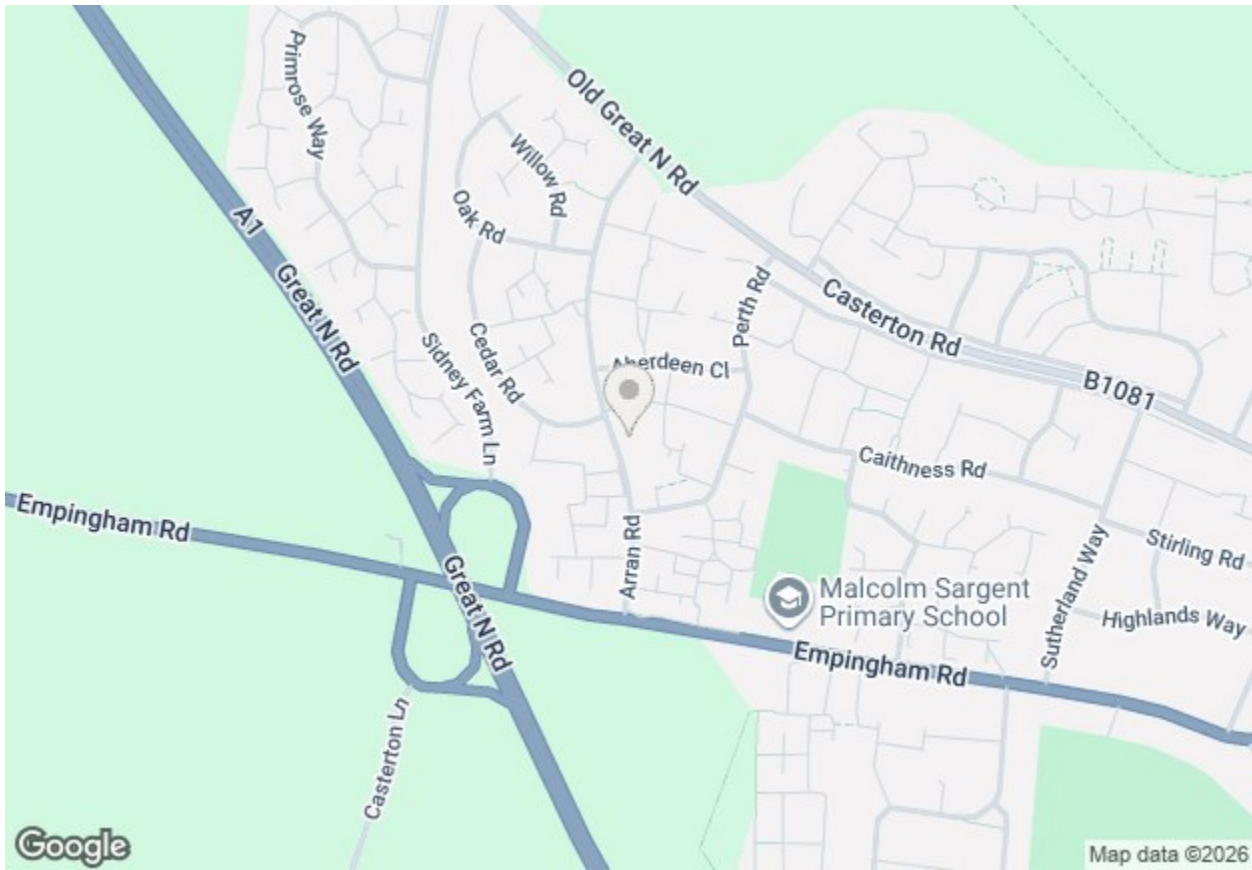




50 Arran Road, Stamford, PE9 2XS

Offered to the market with NO CHAIN, this well-presented three-bedroom semi-detached family home enjoys a popular location within walking distance of Malcolm Sargent Primary School, while also providing convenient access to the town centre, local amenities and transport links.

The welcoming entrance hall leads through to a bright and comfortable sitting room, while the impressive open-plan kitchen diner forms the heart of the home, overlooking the rear garden and providing an excellent space for everyday family life and entertaining.

To the first floor are two well-proportioned double bedrooms, a generous single bedroom and a stylish contemporary family bathroom.

Externally, the property benefits from a block-paved driveway providing ample off-street parking and leading to a good-sized single garage, offering excellent storage and additional parking. The rear garden has been thoughtfully designed for low-maintenance living and features a large patio seating area, creating an ideal space for outdoor dining and entertaining.

Combining well-presented accommodation, excellent outside space and a sought-after family location close to Malcolm Sargent Primary School, this attractive home is ready to move straight into.

Viewing is highly recommended to fully appreciate the accommodation and setting on offer. Offered with NO CHAIN.

Asking Price £330,000 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.

- Semi-detached family home
 - Well presented
 - Walking distance to the Malcolm Sargent Primary School
 - Ample off street parking
 - Council Tax Band - C, EPC - E
- Three bedrooms
 - Kitchen diner
 - Gas fired central heating
 - Block paved low maintenance rear garden
 - NO CHAIN



ACCOMMODATION:

Entrance Hall

Sitting Room

4.37m max, 3.76m min x 3.89m (14'4 max, 12'4 min x 12'9)

Kitchen Diner

5.38m x 3.20m (17'8 x 10'6)

Landing

Main Bedroom

3.89m x 3.15m (12'9 x 10'4)

Bedroom Two

3.20m x 3.15m (10'6 x 10'4)

Bedroom Three

2.67m x 2.13m (8'9 x 7')

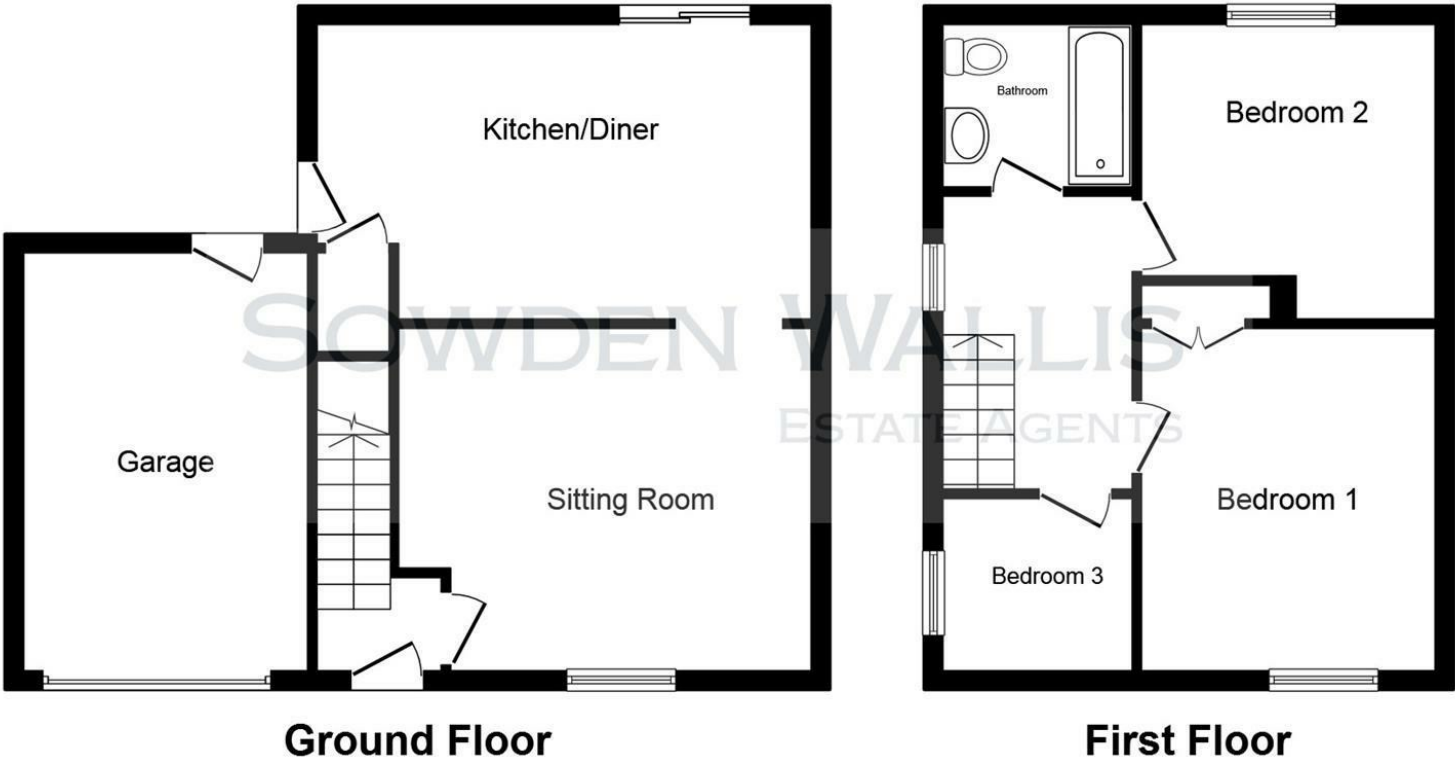
Bathroom

2.08m x 1.68m (6'10 x 5'6)

Garage

5.38m x 3.00m (17'8 x 9'10)

FLOOR PLAN:



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