



16 Kettering Road, Stamford, Lincolnshire, PE9 2LR

Set just a few minutes walk from both Stamford town centre and the train station, this modern stone town house has been finished to a high standard by the current owners and offers stylish open plan living on the ground floor as well as a Master bedroom with fitted wardrobes & en-suite. The kitchen family room on the ground floor has bi-fold doors that open on the enclosed garden and provides a contemporary living space.

The accommodation comprises: - Entrance hall, kitchen family room, utility, cloakroom, landing, sitting room/bedroom four, bedroom three, shower room, landing, Master bedroom with en-suite, bedroom two and family bathroom.

To the rear of the property is a low maintenance and enclosed garden that leads to the double garage that comes with electric doors. There are also views across Stamford from the sitting room and Master bedroom.

The train station provides an easy link to Peterborough and the main line to London, whilst access to the A1, Rutland Water and local schooling all make this home an enticing proposition.

NO CHAIN
Guide price £750,000 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.

- Stylish town house
 - 3/4 bedroom home
 - Open plan kitchen family room with bi-fold doors
 - Finished to a high standard by the current owner
 - Double garage with electric doors
- Close to Stamford town centre & the train station
 - Master bedroom with en-suite & fitted wardrobes
 - Gas fired pressurised hot water system
 - En-closed low maintenance garden
 - EPC - B



ACCOMMODATION:

Entrance Hall

Open Plan Kitchen Family Room
5.61m x 4.65m (18'5 x 15'3)

Utility Room

Cloakroom

Landing

Sitting Room/Bedroom Four
4.67m x 3.20m (15'4 x 10'6)

Bedroom Three
3.61m x 2.57m (11'10 x 8'5)

Shower Room
2.57m x 1.57m (8'5 x 5'2)

Landing

Master Bedroom
4.67m into fitted wardrobes x 3.20m (15'4 into fitted wardrobes x 10'6)

En-suite Shower Room
2.49m x 1.17m (8'2 x 3'10)

Bedroom Two
3.33m x 2.51m (10'11 x 8'3)

Family Bathroom
2.03m x 1.57m min (6'8 x 5'2 min)

FLOOR PLAN:



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