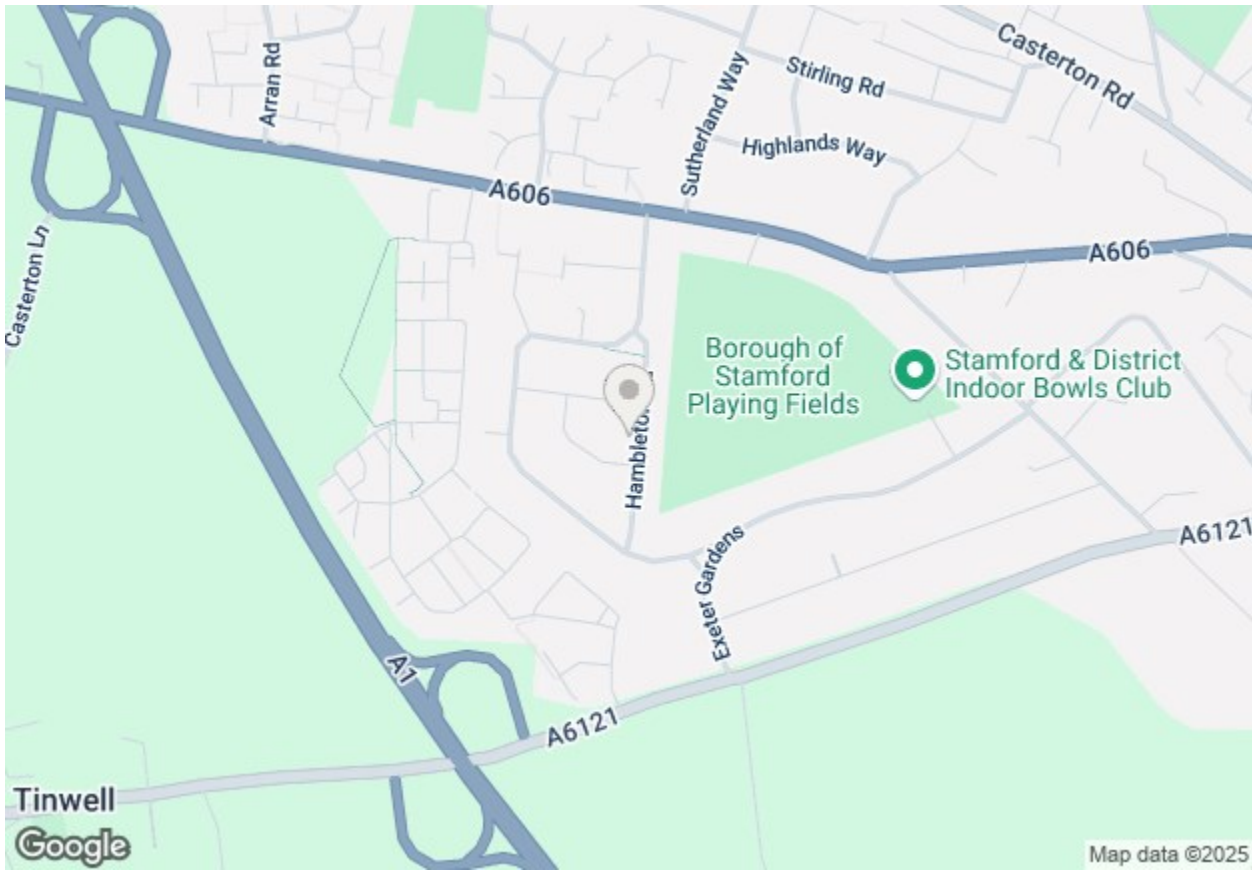




19 Hambleton Road, Stamford, PE9 2RY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	86
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Welcome to this charming semi-detached house located on Hambleton Road in the picturesque town of Stamford, providing easy access to local schooling, the A1 and Empingham Road playing fields. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. There is an open plan kitchen diner that leads to both the sitting room and conservatory. On the first floor are three bedrooms and a family bathroom.

The accommodation comprises: - Entrance hall, sitting room, kitchen diner with pantry, conservatory, landing, three bedrooms and a family bathroom.

The property comes with a good sized west facing lawn and patio garden, whilst also featuring a single garage, outside w/c, ample parking on the driveway and an electric car charging point.

Asking Price £350,000 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 home
 - Kitchen diner
 - Conservatory
 - Off street parking & car charging point
 - West facing garden
- Three bedrooms
 - Spacious sitting room
 - Gas fired central heating
 - Single garage with outside w/c
 - Council Tax Band - C, EPC -



ACCOMMODATION:

- Entrance Hall**
3.84m x 1.80m (12'7 x 5'11)

Sitting Room
5.11m x 3.66m (16'9 x 12')

Kitchen Diner
5.61m x 2.77m max, 2.13m min (18'5 x 9'1 max, 7' min)

Conservatory
2.97m x 2.72m (9'9 x 8'11)

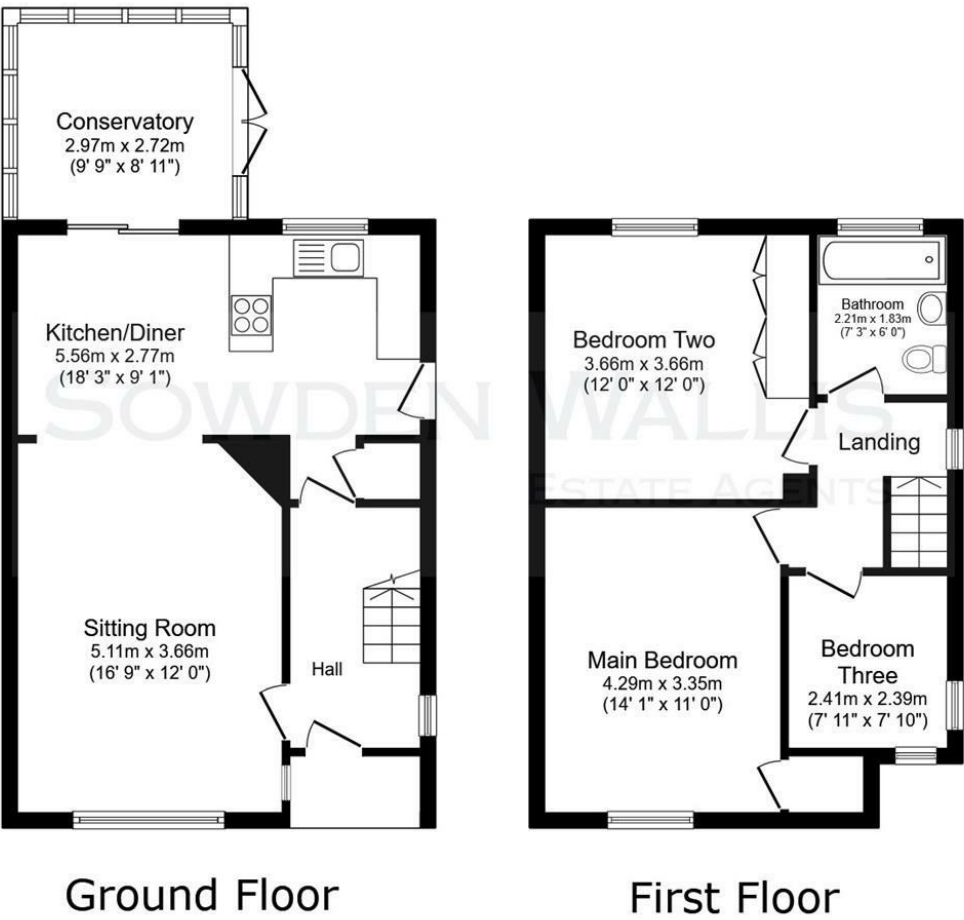
Landing

Main Bedroom
4.29m x 3.35m (14'1 x 11')
- Bedroom Two**
3.66m x 3.66m max, 2.97m to fitted wardrobes (12' x 12' max, 9'9 to fitted wardrobes)

Bedroom Three
2.41m x 2.39m (7'11 x 7'10)

Family Bathroom
2.21m x 1.83m (7'3 x 6')

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