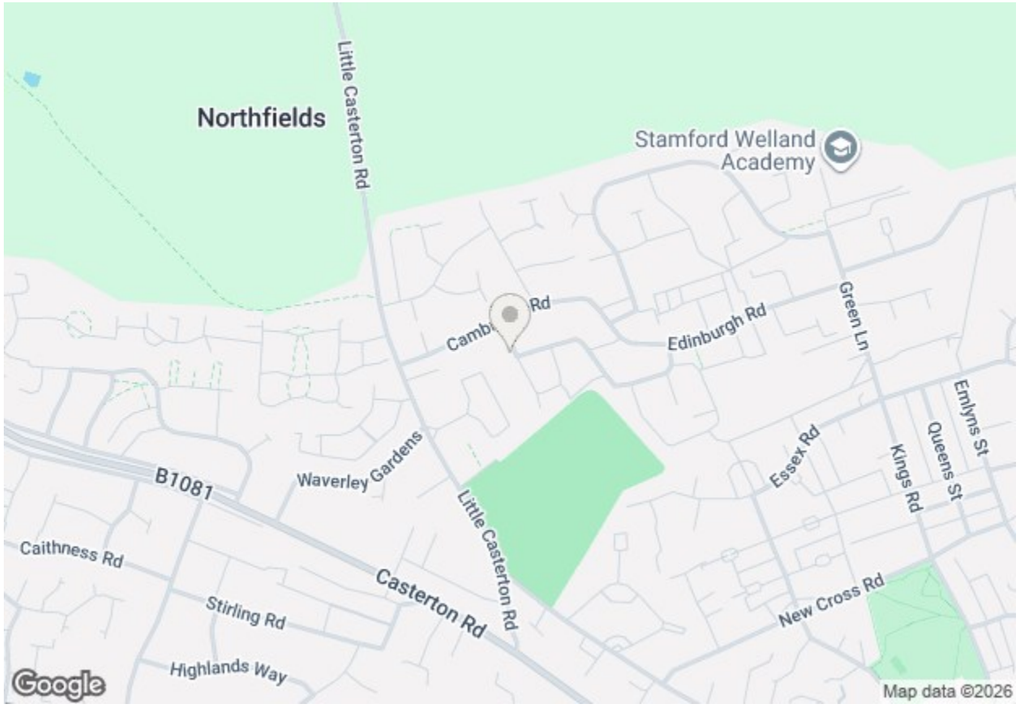
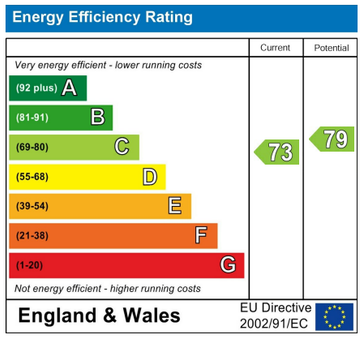
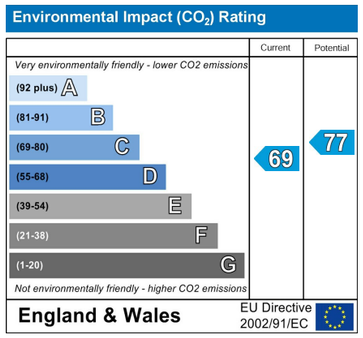






2A Trinity Road, Stamford, PE9 1BP

Beautifully renovated to an exceptional standard, this stunning two-bedroom end-terrace home combines stylish contemporary finishes with a practical open-plan layout, creating an ideal home for first-time buyers, professionals or those looking to downsize. This property is offered to the market chain free.

The heart of the home is the impressive open-plan living space, thoughtfully designed with distinct lounge and kitchen areas that flow seamlessly together for modern living and entertaining. A particular highlight is the superb contemporary kitchen, fitted with integrated appliances, a five-ring gas hob and enjoying attractive views over the rear garden.

To the first floor are two well-proportioned bedrooms, including a spacious principal bedroom, together with a beautifully appointed modern shower room.

Externally, the property enjoys a beautifully landscaped west-facing rear garden, providing an excellent space for outdoor dining and relaxing in the afternoon and evening sunshine. To the front, there is the added benefit of off-street parking.

Combining high-quality finishes, modern upgrades and attractive outdoor space, this exceptional home offers a fantastic opportunity for a wide range of purchasers. Viewing is highly recommended.

Asking Price £220,000 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 open plan living space
- Two bedrooms
- Gas fired combination boiler
- Off street parking to the front
- Replacement double glazed windows
- Modern stylish kitchen & new shower room
- Spacious Principal bedroom
- South west facing low maintenance garden
- Chain Free
- EPC - C. Council Tax Band - B

ACCOMMODATION:

Entrance Porch
1.60m x 0.99m (5'3 x 3'3)

Open Plan Living Room/Kitchen Area
7.47m x 4.17m (24'6 x 13'8)

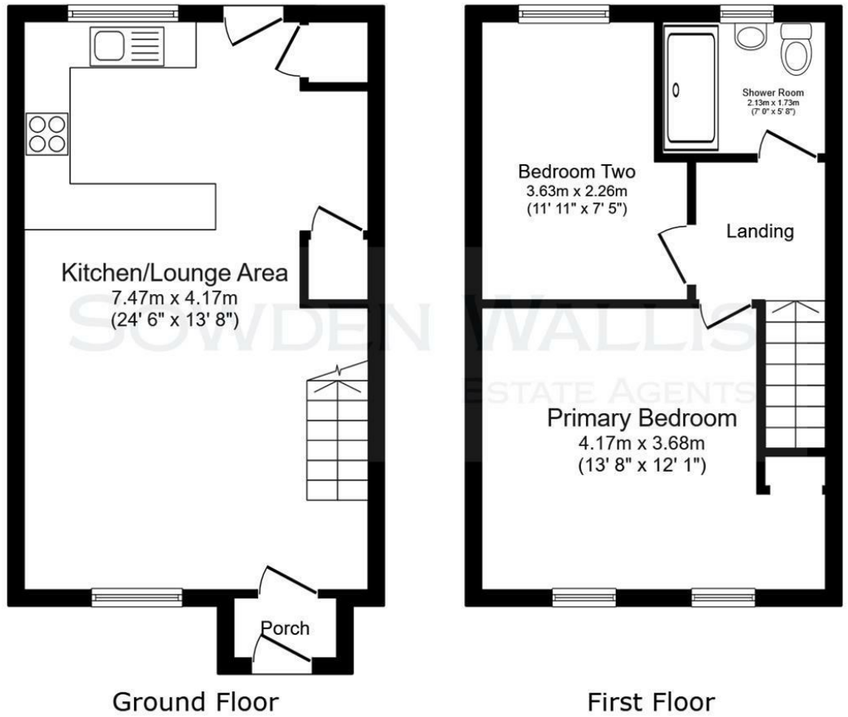
Landing

Principal Bedroom
4.17m max, 3.20m min x 3.68m (13'8 max, 10'6 min x 12'1)

Bedroom Two
3.63m x 2.26m (11'11 x 7'5)

Shower Room
2.13m x 1.73m (7' x 5'8)

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