

33 Highlands Way, Stamford, PE9 2XH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	67	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

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.

Extended Three-Bedroom Semi-Detached Home – Garage, Conservatory & No Chain

This extended three-bedroom semi-detached home offers well-proportioned accommodation in a popular and convenient location, providing easy access to Malcolm Sargent Primary School, the town centre, and local amenities. The property is well maintained and available with no onward chain, making it an ideal opportunity for those looking for a straightforward move.

The ground floor benefits from a welcoming entrance hall, a good-sized kitchen, and a generous lounge diner leading through to a conservatory, creating a bright and flexible living space. A utility room and downstairs W/C add further practicality.

Upstairs are three bedrooms and a family bathroom, offering comfortable accommodation for families, professionals, or downsizers alike.

Outside, the property features a block-paved driveway providing excellent off-street parking and leading to a single garage. The rear garden includes both patio and lawn areas, offering a pleasant outdoor space for relaxing or entertaining.

Additional benefits include gas fired central heating and double glazing.

A well-laid-out home in a sought-after location — early viewing is strongly recommended.

Guide Price £349,995 Freehold

- Extended semi-detached home
- Generous kitchen
- Utility & cloakroom
- Easy access to the Malcolm Sargent Primary School
- Council Tax Band - C, EPC - D
- Three bedrooms
- Loung diner & conservatory
- Gas fired central heating
- Block paved driveway & garage
- NO CHAIN



ACCOMMODATION:

Entrance Hall
4.14m x 1.78m (13'7 x 5'10")

Sitting Room
4.42m x 3.33m (14'6 x 10'11")

Dining Room
2.77m x 2.64m (9'1 x 8'8")

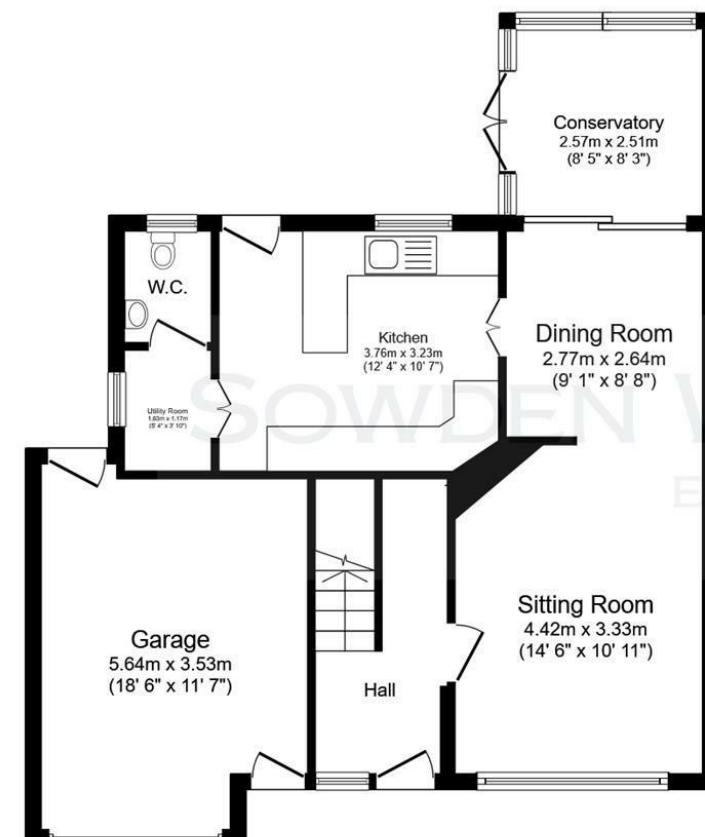
Kitchen
3.76m x 3.18m (12'4 x 10'5")

Utility
1.63m x 1.17m (5'4 x 3'10")

Cloakroom
1.35m x 1.17m (4'5 x 3'10")

Conservatory
2.57m x 2.51m (8'5 x 8'3")

FLOOR PLAN:



Ground Floor

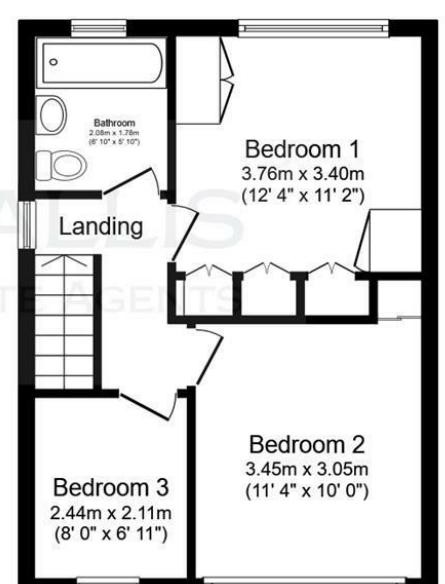
Landing

Main Bedroom
3.76m into fitted wardrobes x 3.40m (12'4 into fitted wardrobes x 11'2")

Bedroom Two
3.45m x 3.05m (11'4 x 10')

Bedroom Three
2.44m x 2.11m (8'0 x 6'11")

Family Bathroom
2.08m x 1.78m (6'10 x 5'10")



First Floor

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