

## 2 Stockwell Avenue, Stamford, PE9 2WH

Contemporary family living meets timeless practicality in this exceptional four double bedroom detached “Langdon” style residence. Constructed just five years ago, the property delivers modern design, generous proportions and immaculate presentation throughout.

The ground floor has been thoughtfully arranged to suit today’s lifestyle, featuring two spacious reception rooms offering flexibility for formal entertaining, relaxed family evenings or home office use. At the centre of the home sits a superb feature kitchen/dining room — a bright and sociable space perfectly designed for everyday living and hosting guests alike.

The first floor continues to impress with four genuine double bedrooms, including a luxurious principal suite complete with en-suite shower room. A stylish family bathroom serves the remaining bedrooms, all finished to a high standard and presented beautifully.

Outside, the property benefits from a garage and ample driveway parking for three vehicles. Positioned in a sought-after residential setting, the home is conveniently located within walking distance of the highly popular Malcolm Sargent School, making it particularly appealing for growing families.

Offered to the market with no upward chain, this is a rare opportunity to acquire a modern, turnkey family home in an excellent location.

**Asking Price £550,000 Freehold**

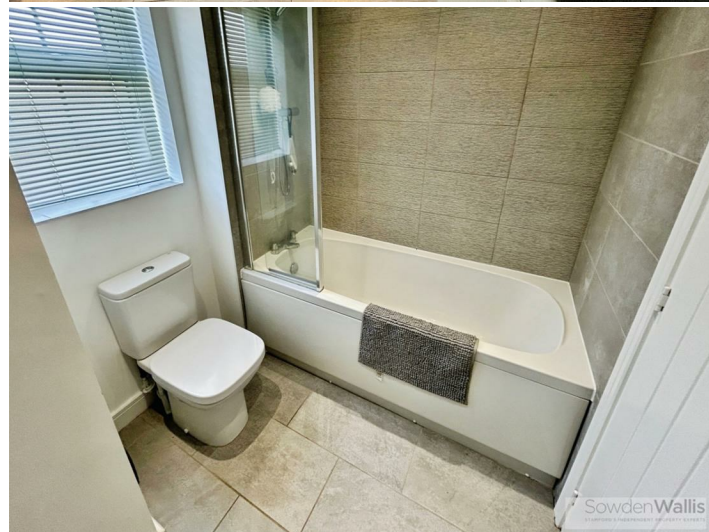
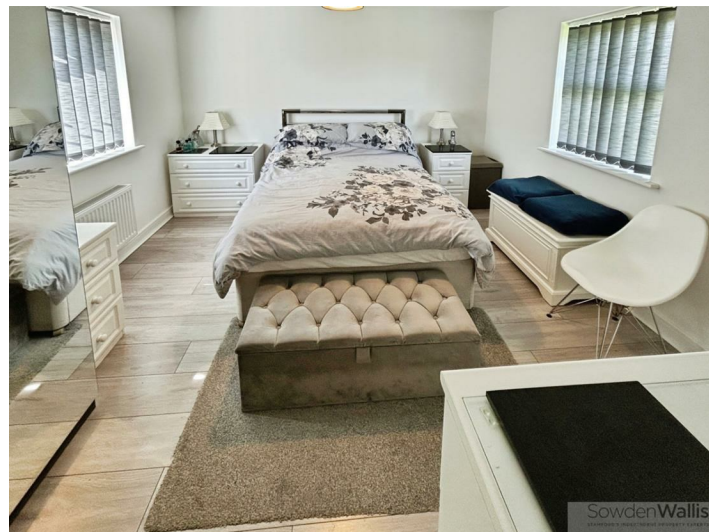
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

- Four Double Bedroom Detached Family Home
- Living Room and Study/Dining Room
- En-Suite Shower Room and Bathroom/WC
- No Upward Chain

- Walking Distance to Malcolm Sargent School
- Feature Kitchen/Dining Room
- Garage and Off Street Parking
- EPC Rating - B Council Tax Band - E



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom/WC**

**Living Room**  
4.57m x 4.50m (15'0" x 14'9")

**Study /Dining Room**  
3.40m x 3.05m (11'2" x 10'0")

**Kitchen/Dining Room**  
6.83m x 3.43m (22'5" x 11'3")

**First Floor Landing**

**Master Bedroom**  
6.07m x 3.43m max (19'11" x 11'3" max)

**En-Suite Shower Room**

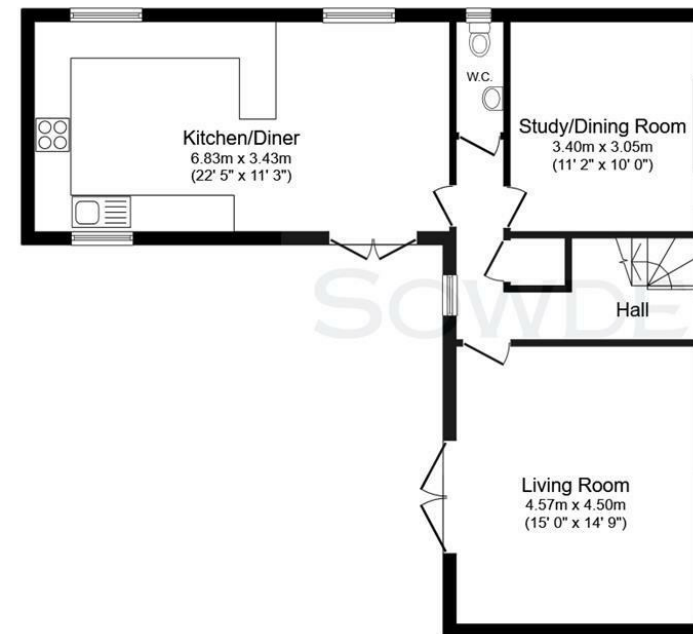
**Bedroom Two**  
4.57m x 3.07m (15'0" x 10'1")

**Bedroom Three**  
3.05m x 2.95m (10' x 9'8")

**Bedroom Four**  
3.48m x 2.69m (11'5" x 8'10")

**Bathroom/WC**

**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