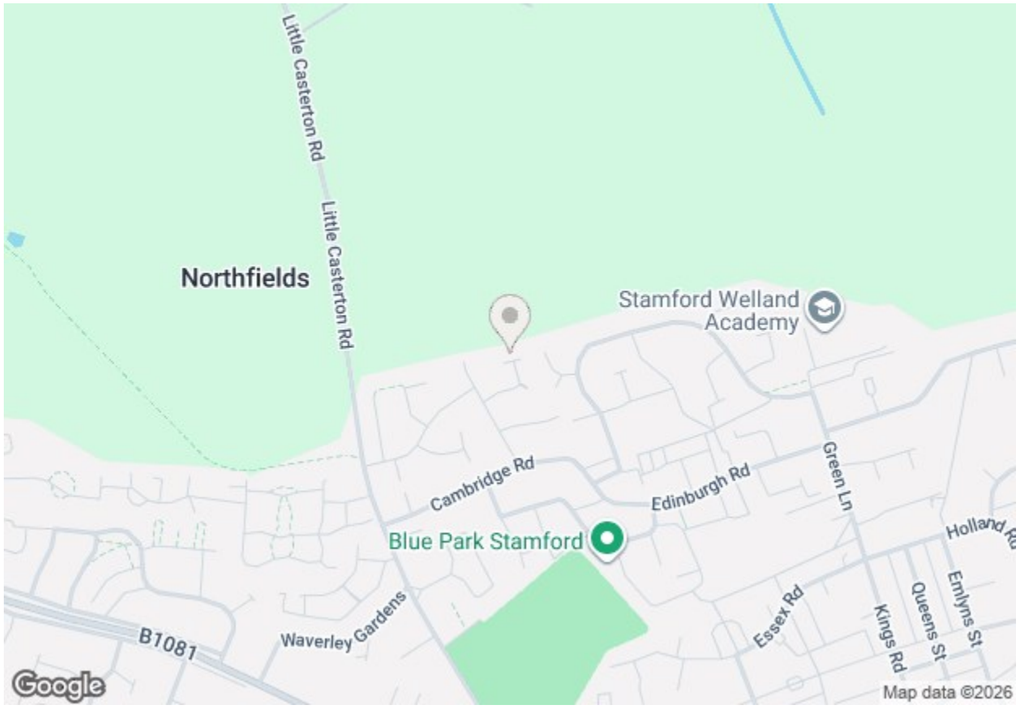
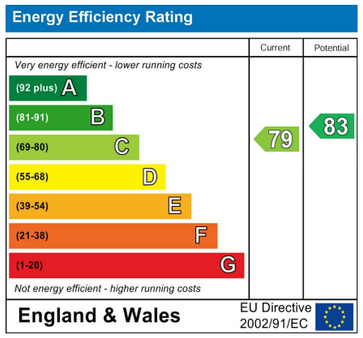
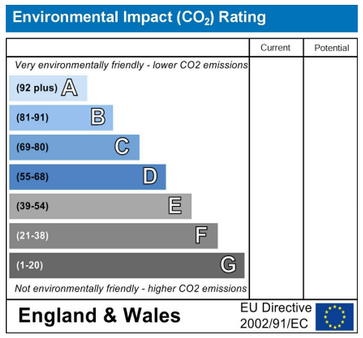
Sowden Wallis
Estate Agents







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.

23 Newham Road, Stamford, PE9 1BZ

Positioned within a quiet cul-de-sac, this well-presented semi-detached two bedroom bungalow offers comfortable, low-maintenance living and is offered with NO CHAIN.

The accommodation includes a generous sitting room, providing a bright and welcoming living space, along with an immaculately presented breakfast kitchen fitted to a high standard. A modern shower room serves the property, while a conservatory to the rear offers additional living space with views over the garden.

Externally, the property has been enhanced with a recently block paved driveway, providing convenient off-street parking. The rear garden has also been recently landscaped, featuring a raised patio area alongside a lawn, creating an attractive and usable outdoor space.

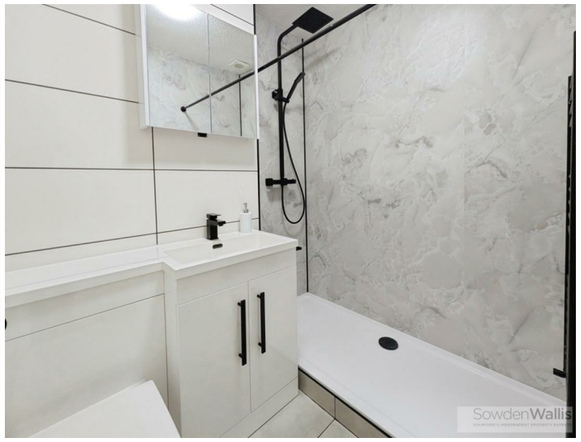
Further benefits include uPVC double glazing and gas-fired central heating, ensuring comfort and efficiency throughout.

A neatly presented bungalow in a desirable location, ideal for a range of buyers seeking single-storey living.

Asking Price £275,000 Freehold

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Semi-detached bungalow
- Generous sitting room
- Modern style shower room
- Conservatory
- Council Tax Band - B, EPC - C, NO CHAIN
- Presented to a high standard
- Breakfast kitchen
- Gas fired central heating
- Block paved driveway & newly landscaped garden
- Agents Note: - Planning permision on the field to the rear



ACCOMMODATION:

Entrance Hall

Sitting Room
4.80m x 3.38m (15'9 x 11'1)

Breakfast Kitchen
4.80m x 2.46m (15'9 x 8'1)

Main Bedroom
3.71m x 3.25m (12'2 x 10'8)

Bedroom Two/Study
2.67m x 2.62m (8'9 x 8'7)

Shower Room
1.88m x 1.40m (6'2 x 4'7)

Conservatory
3.25m x 2.72m (10'8 x 8'11)

FLOOR PLAN:

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