

26 Sovereign Way, Stamford, PE9 2BY

This modern and immaculately presented three double bedroom semi-detached home enjoys an attractive position overlooking a green area to the front and offers stylish, well-balanced accommodation ideally suited to contemporary living.

Finished to a high standard throughout, the property features a superb kitchen diner fitted with modern units and ample space for dining and entertaining, complemented by a separate utility area for added practicality. The generous dual-aspect sitting room provides a bright and welcoming living space with excellent natural light throughout the day.

Upstairs, the property offers a spacious principal bedroom complete with a contemporary en-suite shower room, alongside two further well-proportioned double bedrooms and a modern family bathroom.

Externally, the rear garden is enclosed by attractive walling and is mainly laid to lawn, providing an ideal outdoor space for relaxation and entertaining. The property also benefits from a driveway providing off-street parking for two vehicles.

Conveniently located with easy access to local amenities and Stamford town centre, this superb home is offered to the market with no onward chain, making it an ideal purchase for a range of buyers.

Asking Price £399,995 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
84	
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	
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.

- Modern semi-detached family home
- Stylish kitchen diner with utility room
- Principal bedroom with en-suite
- Set over looking a green
- Council Tax Band - B, EPC - B

- Three double bedrooms
- Spacious dual aspect sitting room
- Gas fired central heating
- Driveway with two parking spaces
- NO CHAIN



ACCOMMODATION:

Entrance Hall

Downstairs w/c
1.65m x 0.97m (5'5 x 3'2)

Kitchen/Diner
5.54m x 2.69m (18'2 x 8'10)

Sitting Room
5.56m x 3.10m (18'3 x 10'2)

Utility
1.96m x 2.29m (6'5 x 7'6)

Landing

Principal Bedroom
3.15m x 3.33m (10'4 x 10'11)

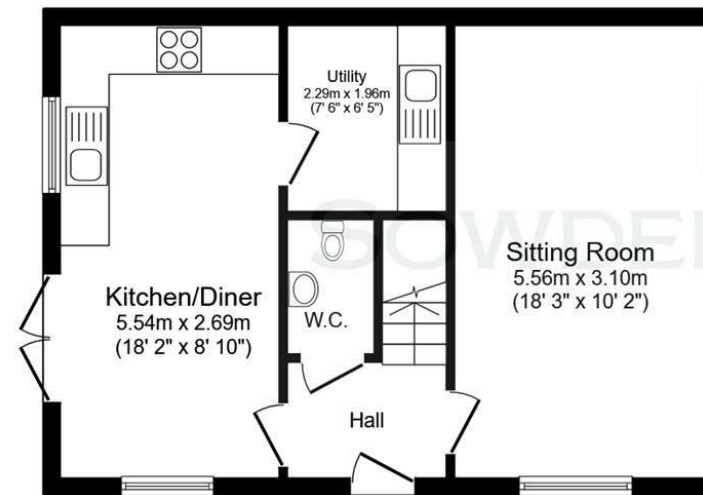
En-suite
1.80m x 1.57m (5'11 x 5'2)

Bedroom Two
2.72m x 3.10m (8'11 x 10'2)

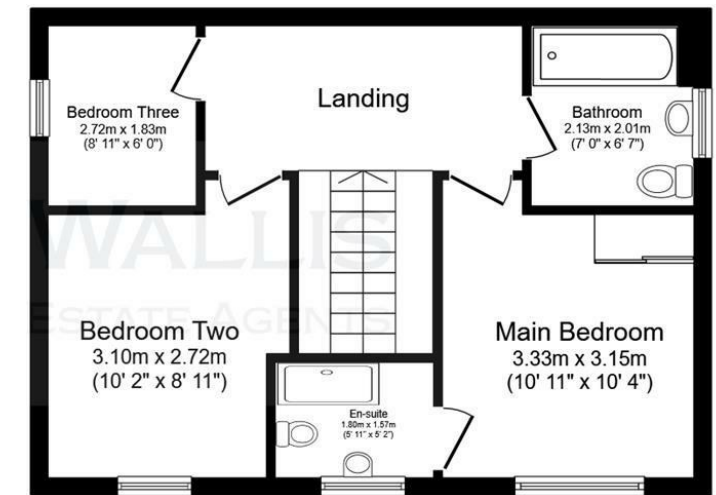
Bedroom Three
2.74m x 2.72m (9 x 8'11)

Main Bathroom
2.06m x 2.13m (6'9 x 7)

FLOOR PLAN:



Ground Floor



First Floor

Total floor area: 88.4 sq.m. (952 sq.ft.)

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