



Victoria Road,
Stamford, Lincolnshire, PE9 1HB

NEWTONFALLOWELL



Victoria Road,
Stamford, Lincolnshire, PE9 1HB
£600,000 Freehold

Extended four bedroom detached home situated in a prime location of Stamford only a five minute walk from the town centre. The property boasts new windows & doors, new boiler, new kitchen with island, two reception rooms, three double bedrooms, enclosed south facing rear garden and single garage with parking to the rear.

The property is arranged over three floors, entering via the entrance hall with stairs leading to the first floor and a storage cupboard underneath. The entrance hall offers great flow downstairs connecting the living room, family room and utility. Both the living room and family room are generous in size, flood with natural light and have feature fireplaces. The utility room has integrated washing and tumble dryer, plus a separate feature fireplace and w/c. Completing downstairs is the extended kitchen/breakfast room featuring an array of modern units, integrated oven, hob, fridge freezer and dishwasher. The kitchen also features oak flooring, sky lights and bi folding doors, which lead out onto the garden. To the first floor, the landing connects two well balanced double bedrooms, a further single bedroom and the family three piece bathroom. To the second and final floor is the converted loft room, now bedroom one with two sky lights and stunning views over Stamford.

Outside to the front of the property an inset footpath leads to the front door accompanied by a low maintenance garden, which has potential to become off road parking to the front (subject to getting a dropped Kerb). The rear garden is south facing and features a decking area and lawn with mature borders. To the end of the garden is the single garage and parking for one vehicle. Others have moved the garages further into the garden to create even more off road parking.



Entrance Hall

17'5 x 6'1 (5.31m x 1.85m)

Living Room

13'11 narrowing to 11'11 x 12 (4.24m narrowing to 3.63m x 3.66m)

Family Room

12 x 11'11 (3.66m x 3.63m)

Utility Room

15'5 x 8 (4.70m x 2.44m)

W/C

4'5 x 2'11 (1.35m x 0.89m)

Further Utility Room

7'11 x 4'10 (2.41m x 1.47m)

Kitchen/Diner

14 x 12'8 (4.27m x 3.86m)

Landing

10'3 x 6'1 (3.12m x 1.85m)

Bathroom

8'5 x 7'11 narrowing to 6 (2.57m x 2.41m narrowing to 1.83m)

Bedroom Two

12'1 x 11'11 (3.68m x 3.63m)

Bedroom Three

12'1 x 11'11 (3.68m x 3.63m)

Bedroom Four

8'9 x 6 (2.67m x 1.83m)

Bedroom One

17 x 12'7 (5.18m x 3.84m)



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven CC
Council Tax Band: E

AGENTS NOTE – DRAFT PARTICULARS:

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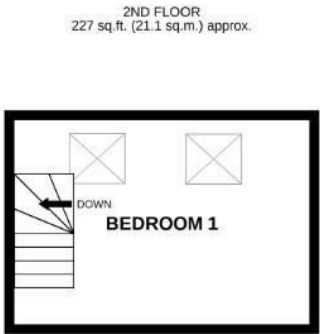
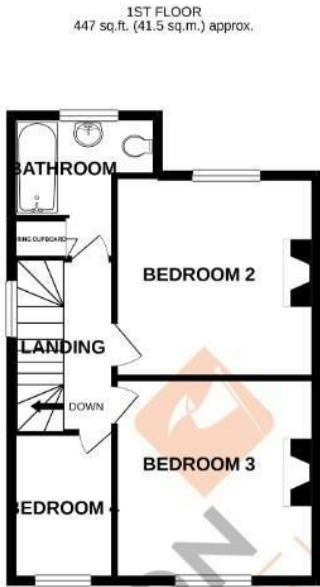
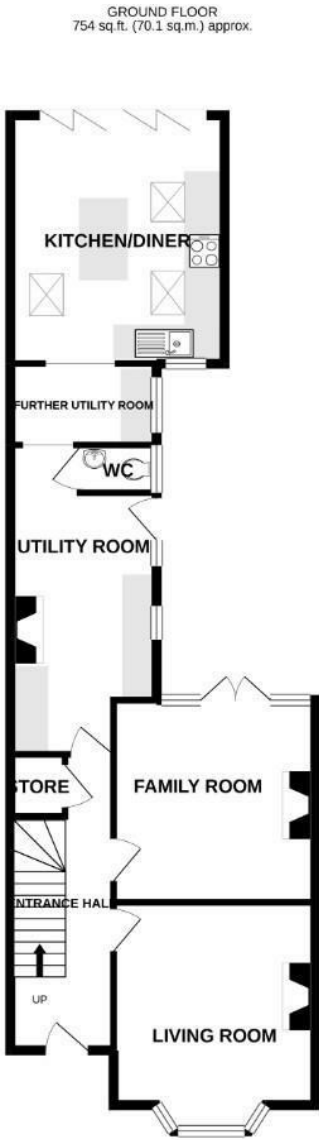
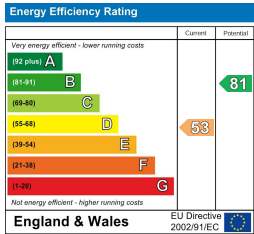
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TOTAL FLOOR AREA: 1428 sq.ft. (132.7 sq.m.) approx.

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