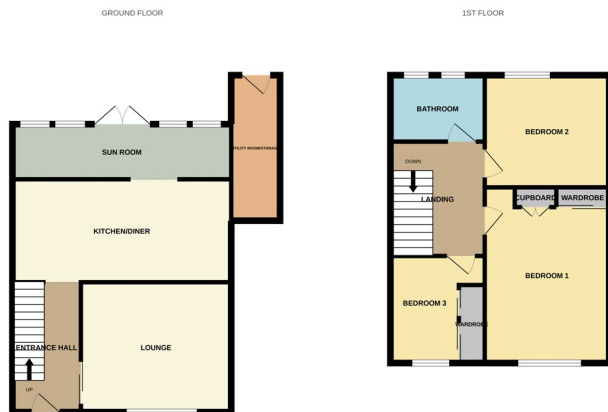




**38 Edinburgh Road, Stamford, Lincolnshire PE9 1HH**

**£250,000**



\*\*\* OPEN PLAN LIVING \*\*\* OFFERS IN EXCESS OF £250,000 are invited for this stunning extended three bedroom property. Briefly comprising entrance hall, living room, open plan style kitchen/dining area leading to sun room, three bedrooms, refitted four piece bathroom, enclosed rear garden and off road parking for multiple vehicles. This property is an ideal family home, within walking distance to local schools and Stamford town centre. It has been tastefully decorated throughout to a high standard. To fully appreciate this brilliant property, viewing is highly recommended. EPC Rating currently unavailable.





## ENTRANCE HALL

Composite door to the front. Tiled floor, radiator. Stairs to first floor accommodation. UPVC double glazed window to the front.

## LOUNGE

13' 5" x 11' 7" (4.09m x 3.53m) (approx) Exposed stone wall, laminate flooring, radiator, coving to ceiling. UPVC double glazed bay window to the front.

## KITCHEN / DINER

18' 2" x 9' 2" (5.54m x 2.79m) (approx) Refitted kitchen with a range of eye level and base units with worktop over. Sink unit, integrated fridge, integrated eye level oven, hob and extractor fan over. Space and plumbing for automatic washing machine, integrated dishwasher. Tiled flooring, radiator. Opening to:

## GARDEN ROOM

Lean to style room with glass roof. Tiled floor. Patio door to the garden.

## LANDING

Loft access. Doors to:

## BEDROOM ONE

14' 10" x 11' 6" (4.52m x 3.51m) (approx) UPVC double glazed window to the front. Fitted wardrobes, airing cupboard, radiator.

## BEDROOM TWO

11' 6" x 9' 7" (3.51m x 2.92m) (approx) UPVC double glazed window to the rear. Radiator, cupboard.

## BEDROOM THREE

9' 6" x 8' 3" (2.90m x 2.51m) (approx) UPVC double glazed window to the front. Fitted wardrobes, radiator.

## SHOWER ROOM

Re-fitted shower room with a three piece suite comprising shower, vanity unit and WC. UPVC double glazed window to the rear.

## OUTSIDE

To the front there a gravelled frontage, enclosed with timber fencing, providing off road parking.

To the rear there is a low maintenance garden, enclosed with timber fencing. Gravel area, patio area.

## BRICK BUILT STORAGE ROOM

UPVC double glazed door to utility / storage area, currently used to house a tumble dryer. Light and power connected.

## AGENT NOTE:

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

