



**Rutland Road
Stamford PE9 1UP**

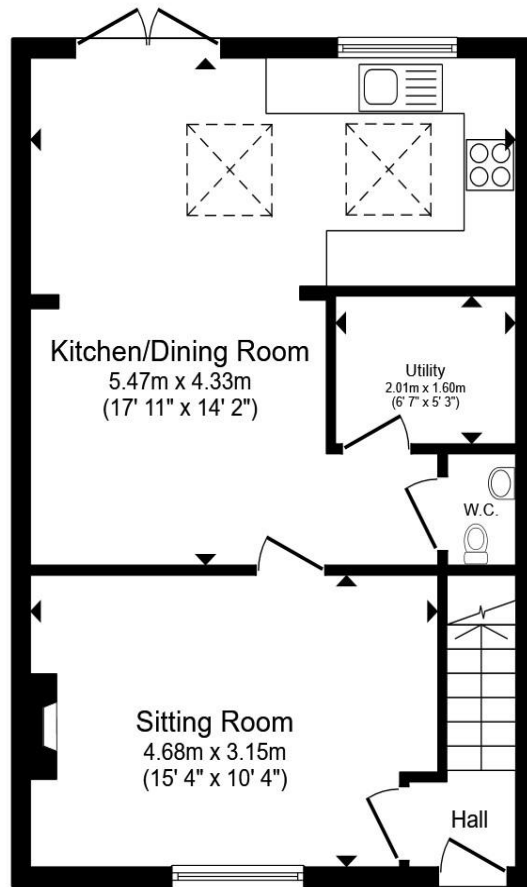


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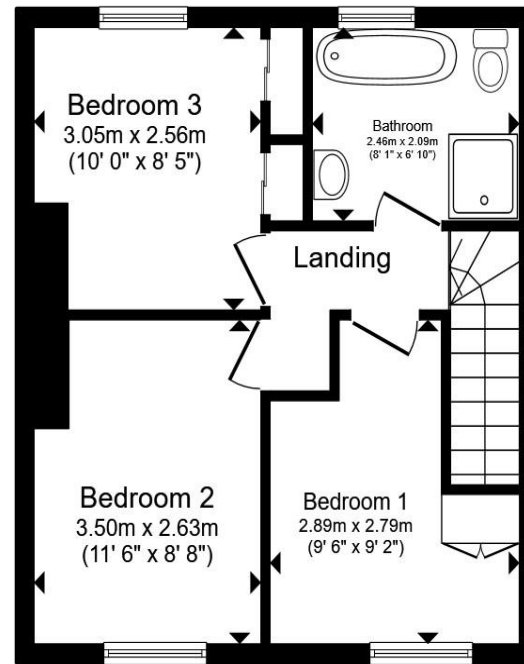
Welcome to **Rutland Road**

Situated on a sought-after established road, this beautifully presented three-bedroom home has been much improved and thoughtfully extended by the current owners. Ideally positioned close to local schooling and a range of supermarkets, the property also offers easy access to the town centre.





Ground Floor



First Floor

Hall

Sitting Room

15' 4" x 10' 4" (4.67m x 3.15m)

Kitchen Dining Room

17' 11" x 14' 2" (5.46m x 4.32m)

Utility Room

6' 3" x 5' 3" (1.91m x 1.60m)

Cloakroom

Bedroom One

9' 6" x 9' 2" (2.90m x 2.79m)

Bedroom Two

11' 6" x 8' 8" (3.51m x 2.64m)

Bedroom Three

10' x 8' 5" (3.05m x 2.57m)

Bathroom

8' 1" x 6' 10" (2.46m x 2.08m)

Total floor area 86.4 sq.m. (929 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Welcome to

Rutland Road

- Much improved and extended home
- Beautifully presented throughout
- Lovely kitchen dining family room
- Beautifully fitted bathroom with free-standing bath & separate shower
- Generous rear garden
- Ample driveway
- Great location close to local amenities, schooling and the town centre

Tenure: Freehold EPC Rating: C
Council Tax Band: B

The ground floor features a lovely sitting room with a gas wood burner and a fantastic kitchen dining room, creating an impressive sociable space for both everyday family life and entertaining. The kitchen is fitted with a range of integrated appliances, while the addition of skylights allows plenty of natural light to flood the room.

There are three well-proportioned bedrooms, two of which have built-in wardrobes, complemented by a beautifully fitted family bathroom featuring a stylish freestanding bath and separate shower.

Outside, the property benefits from a generous south-easterly facing rear garden, with a large patio seating area providing the perfect space for outdoor dining and entertaining. To the front, a substantial driveway provides ample off-road parking.

Viewing is highly recommended to fully appreciate this lovely home.

£385,000



Please note the marker reflects the postcode not the actual property

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