

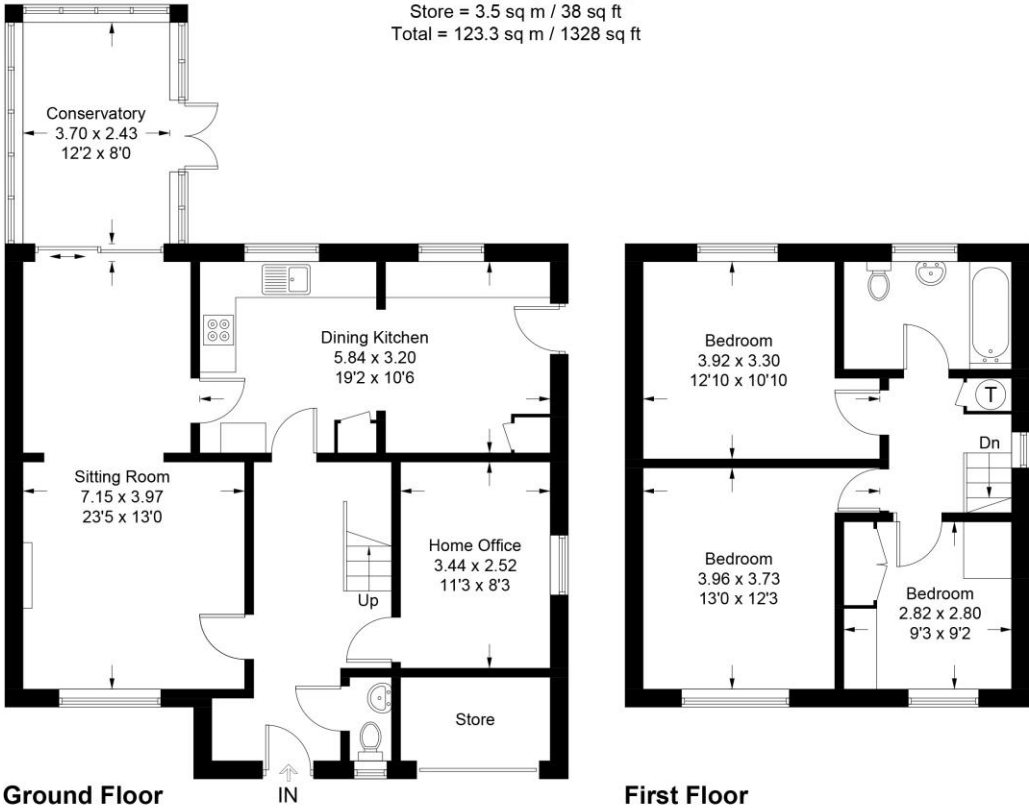
Willow Road, Stamford, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

30 Willow Road

Approximate Gross Internal Area
Ground Floor = 75.8 sq m / 816 sq ft
First Floor = 44 sq m / 474 sq ft
Store = 3.5 sq m / 38 sq ft
Total = 123.3 sq m / 1328 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



30 Willow Road, Stamford, Lincolnshire, PE9 2FF

£430,000 Freehold

Winkworth are delighted to bring to the market this well presented 3/4 bedroom property in a popular area of Stamford. The historic market town provides shops, restaurants, leisure facilities, schools and good transport.

The accommodation comprises an Entrance Hallway, Cloakroom, Dining/Kitchen, 23ft Sitting Room, Conservatory and a Home Office/Bedroom 4 to the ground floor. On the first floor, there are three bedrooms and a family bathroom. Outside, there is a gravel driveway, lawns, patio and mature shrubs.



Cloakroom - with front aspect window, low level WC, wash hand basin, towel radiator and vinyl flooring.

Studd/Bedroom 4 - with side aspect window, radiator and laminate flooring.

Dining Kitchen - 19'2" x 10'6" (5.84m x 3.2m) with two rear aspect windows, side aspect door to the garden, a range of fitted wall and base units, double oven, extractor fan, integrated dishwasher, granite worksurfaces, radiator and tiled flooring.

Sitting Room - 23'5" x 13' (7.14m x 3.96m) with front aspect window, double patio doors leading to the conservatory, feature gas fire and two radiators.

Conservatory - 12'2" x 8' (3.7m x 2.44m) with double patio door to the garden, radiator, heater/air con unit and vinyl flooring.

First floor landing - with side aspect window and airing cupboard.

Bedroom 1 - 13' x 12'3" (3.96m x 3.73m) with front aspect window and radiator.

Bedroom 2 - 12'10" x 10'10" (3.9m x 3.3m) with rear aspect window and radiator.

Bedroom 3 - 9'3" x 9'2" (2.82m x 2.8m) with front aspect window, fitted wardrobe and radiator.

Bathroom - with rear aspect window, panel bath with shower, low level WC, wash hand basin with vanity unit, towel radiator, extractor fan and tiled flooring.

Outside - To the front of the property, there is a lawn and gravel driveway. To the rear of the property, there is a block paved patio, lawn, mature shrubs, wooden pergola, external water tap and external electric socket.

LOCATION

DESCRIPTION

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Early viewing is highly recommended.

EPC - D

ACCOMMODATION

Entrance Hallway - with radiator and laminate flooring.



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

SERVICE CHARGE

£0