

Fox Dale, Stamford, Lincolnshire

Approximate gross internal area:

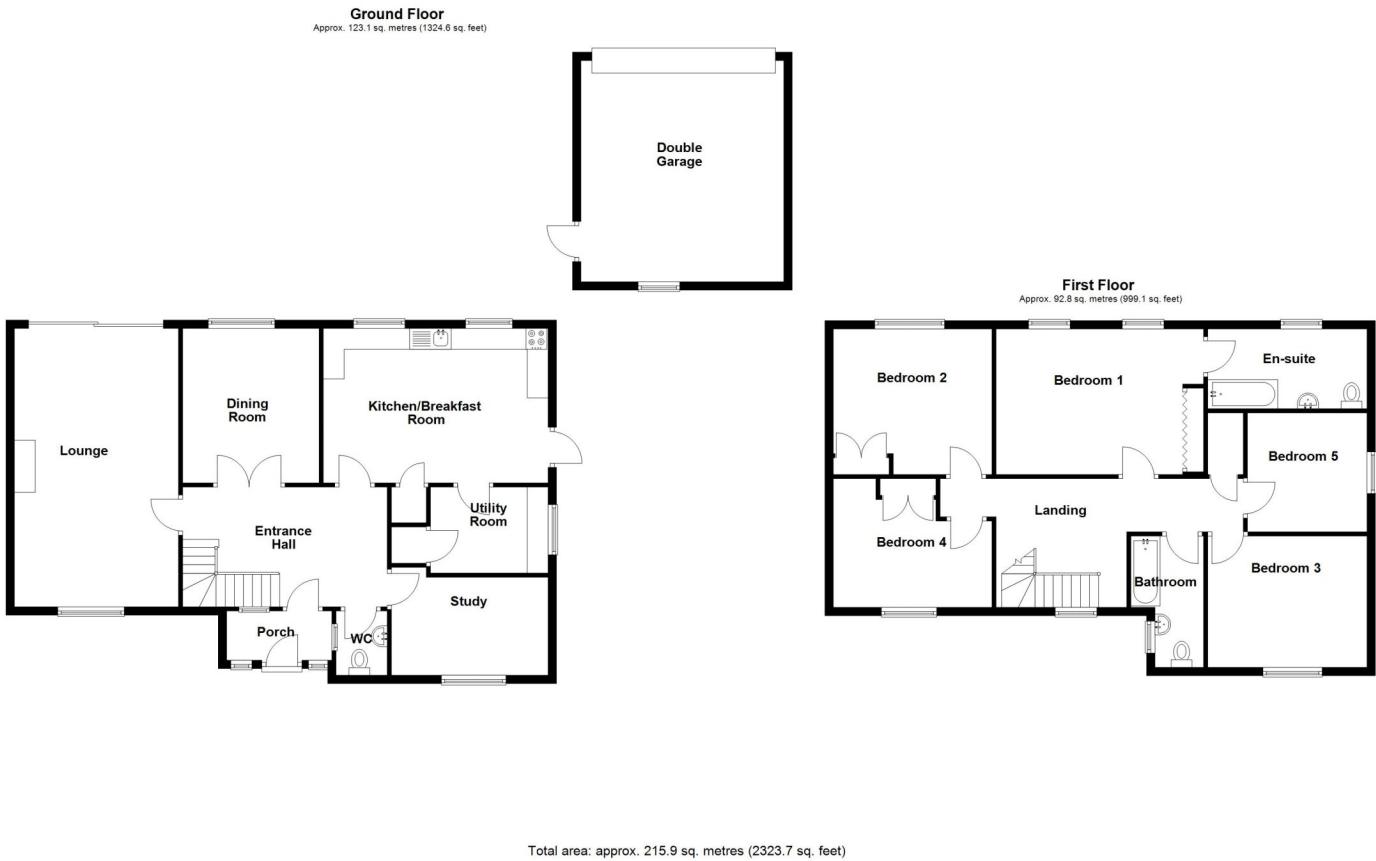
Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

79 C



4 Fox Dale, Stamford, Lincolnshire, PE9 2UZ

£750,000 Freehold

Situated in a highly sought-after residential area just a 10-minute walk from the historic market town of Stamford, this substantial five-bedroom detached property offers generous accommodation and fantasist potential to modernise and improve further. Set on a private southerly facing plot, the home features an established wrap-around garden, providing privacy and the perfect setting for outdoor entertaining or family life. A detached double garage offers ample parking and storage space. Internally, the property boasts three well-proportioned reception rooms, offering flexibility for formal dining, a home office, or family living. The layout provides a fantastic opportunity for reconfiguration or extension (subject to planning), making it ideal for those looking to create their dream home. With its combination of location, space, and untapped potential, this property presents a rare opportunity to secure a forever home in one of Stamford’s most desirable neighbourhoods.

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**Kitchen/Breakfast Room** - 17'9" x 12'2" (5.4m x 3.7m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for washing machine, built in storage cupboard, upvc double glazed windows to the rear, door to the side and door leading to:

**Utility Room** - 9'4" x 7'2" (2.84m x 2.18m) With space and plumbing for washing machine and tumble dryer, built in storage cupboard, fitted worktop, wall mounted gas boiler supplying hot water and central heating and window to the side.

**First Floor Landing** - With access to the loft, upvc double glazed window to the front and door leading to:

**Master Bedroom** - 16'4" x 12'2" (4.98m x 3.7m) With fitted wardrobes, two upvc double glazed windows to the rear, radiator, power points and door leading to:

**En-Suite Bathroom** - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Bedroom Two** - 12'2" x 12'2" (3.7m x 3.7m) With upvc double glazed window to the rear, fitted wardrobes, radiator and power points.

**Bedroom Three** - 12'7" x 10'6" (3.84m x 3.2m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Four** - 12'2" x 10'2" (3.7m x 3.1m) With upvc double glazed window to the front, fitted wardrobes, radiator and power points.

**Bedroom Five** - 9'2" x 9' (2.8m x 2.74m) With upvc double glazed window to the side, radiator and power points.

**Family Bathroom** - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Outside** - The plot is a wrap around and southerly facing with fully enclosed lawned and the potential to extend (STPP) There is also a DETACHED DOUBLE GARAGE with up and over door and personal door to the garden.

### LOCAL AUTHORITY

South Kesteven

### TENURE

Freehold

### COUNCIL TAX BAND

F

### ACCOMMODATION

**Porch** - With door leading to:

**Entrance Hall** - With stairs leading to the first floor, radiator, power points, doors to all principle rooms and door to:

**Downstairs Cloakroom** - With low level wc, wash hand basin and frosted window.

**Lounge** - 20'3" x 12'11" (6.17m x 3.94m) With attractive feature fireplace, upvc double glazed window to the front, sliding patio doors to the rear, radiator and power points.

**Dining Room** - 12'2" x 10'9" (3.7m x 3.28m) With upvc double glazed window to the rear, radiator and power points.

**Study** - 12'7" x 8'3" (3.84m x 2.51m) With upvc double glazed window to the front, radiator and power points.

