



**Hambleton Road
Stamford PE9 2RZ**

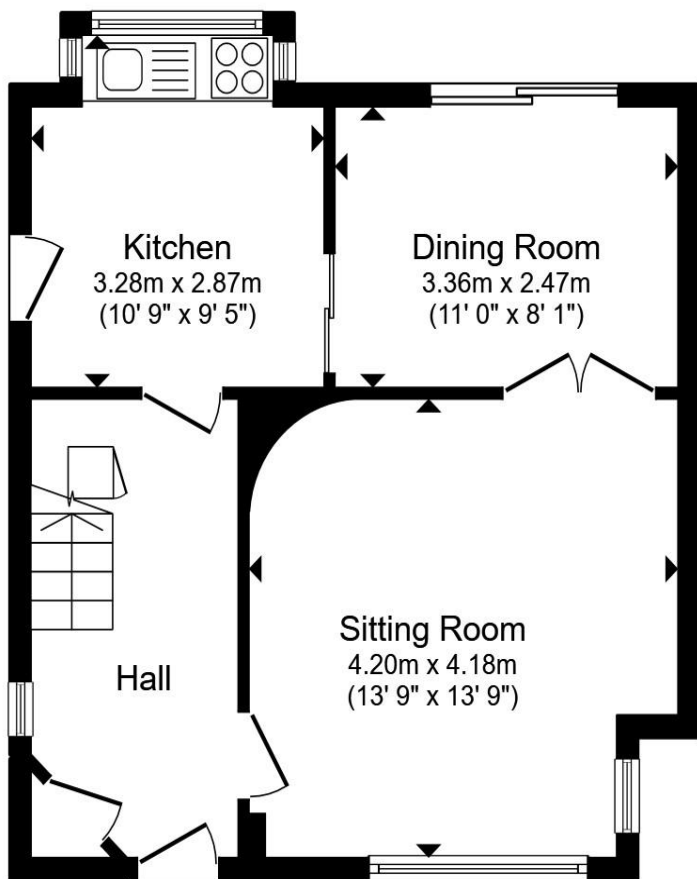


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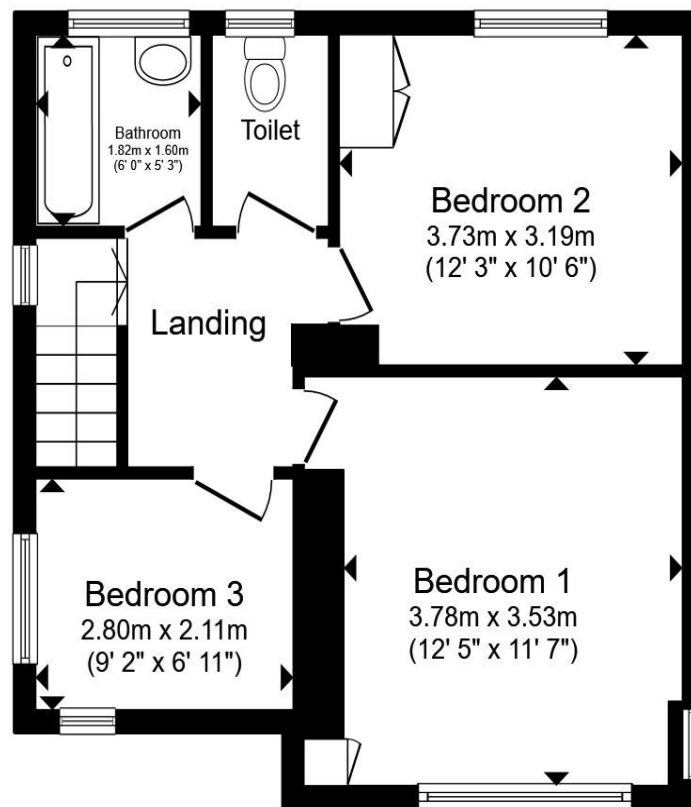
Welcome to **Hambleton Road**

Situated in a highly sought-after residential location, conveniently positioned close to excellent local schooling, amenities and transport links, this three-bedroom detached property occupies a generous plot and offers fantastic potential for further enhancement (stp).





Ground Floor



First Floor

Entrance Hall

Sitting Room

13' 9" x 13' 9" (4.19m x 4.19m)

Dining Room

11' x 8' 1" (3.35m x 2.46m)

Kitchen

10' 9" x 9' 5" (3.28m x 2.87m)

Bedroom One

12' 5" x 11' 7" (3.78m x 3.53m)

Bedroom Two

12' 3" x 10' 6" (3.73m x 3.20m)

Bedroom Three

9' 2" x 6' 11" (2.79m x 2.11m)

Bathroom

6' x 5' 3" (1.83m x 1.60m)

WC

Total floor area 85.2 sq.m. (917 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

Hambleton Road

- Property with Potential
- Detached Bay Fronted Home
- Generous plot offering scope to extend & improve (stp)
- Single garage & driveway
- Sought after location close to local schooling

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

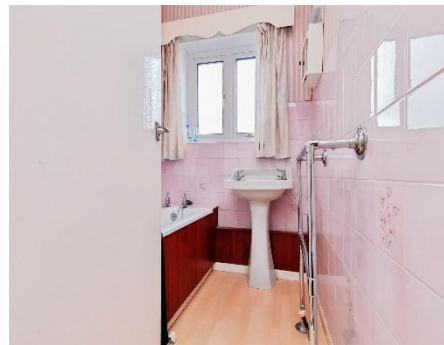
£350,000

A detached bay fronted property on an oversized plot with accommodation briefly comprising an entrance hallway, a spacious sitting room with double doors through to a separate dining room and kitchen, whilst to the first floor there are three well-proportioned bedrooms and a family bathroom with separate WC.

Externally, the property benefits from a substantial lawned rear garden with patio area, providing an ideal space for outdoor entertaining and family enjoyment. To the front, a driveway provides ample off-road parking and leads to a detached garage.

Offering scope for modernisation and improvement throughout, together with potential to extend (subject to the necessary planning consents), this is an exciting opportunity for buyers looking to create a superb family home in a popular and established setting.

Early viewing is highly recommended.



Please note the marker reflects the
postcode not the actual property

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