



Radcliffe Road
Stamford PE9 1AU

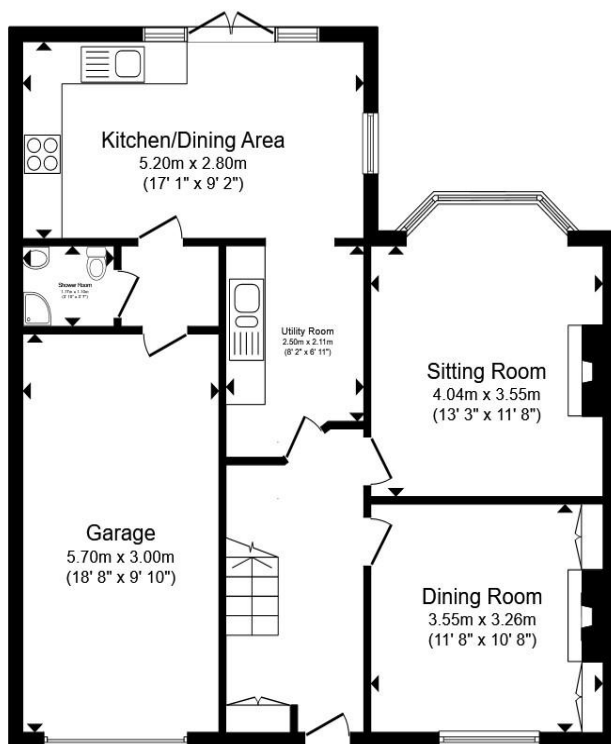


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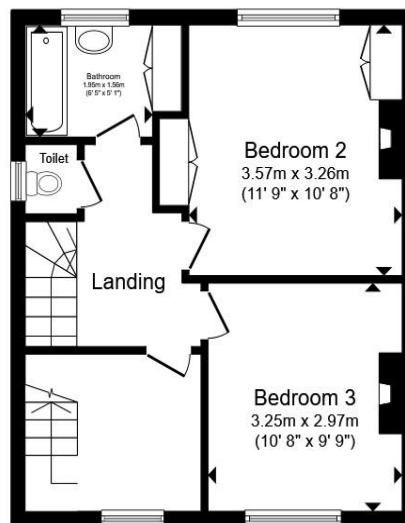
Welcome to **Radcliffe Road**

A deceptively spacious three-storey detached family home offering versatile accommodation, including an extended kitchen diner with underfloor heating, master bedroom with en-suite, south-facing rear garden and a garage. Ideally positioned within easy reach of the town centre & schooling.

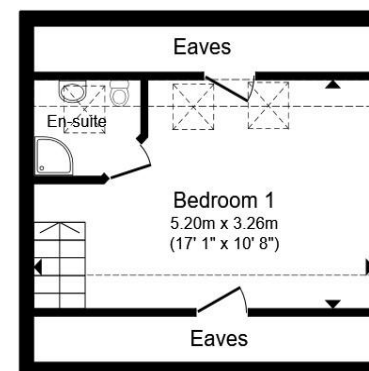




Ground Floor



First Floor



Second Floor

Hall

Dining Room

11' 8" x 10' 8" (3.56m x 3.25m)

Sitting Room

13' 8" x 11' 8" (4.17m x 3.56m)

Utility

8' 2" x 6' 11" (2.49m x 2.11m)

Kitchen Dining Room

17' 1" x 9' 2" (5.21m x 2.79m)

Shower Room

Garage

18' 8" x 9' 10" (5.69m x 3.00m)

First Floor

Bedroom Two

11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom Three

10' 8" x 9' 9" (3.25m x 2.97m)

Bathroom

6' 5" x 5' 1" (1.96m x 1.55m)

WC

Second Floor

Bedroom One

17' 1" x 10' 8" (5.21m x 3.25m)

En-Suite Shower Room

Total floor area 135.6 sq.m. (1,460 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

Radcliffe Road

- Detached family home close to the town centre
- Single integral garage
- Two reception rooms & kitchen dining room
- Downstairs shower room & utility
- Sitting room with multi-fuel burner
- Accommodation over three floors
- Mature south facing rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£400,000

On entering, a generous hallway provides useful storage and access to the principal ground-floor rooms and stairs rising to the upper floors. To the front is a versatile dining/family room, which could also provide an additional bedroom if required. To the rear is a sitting room featuring a bay window and multi-fuel stove, creating a comfortable and welcoming family space. A particular highlight is the impressive extended kitchen diner, featuring bespoke wooden units, integrated appliances and ample room for a large dining table. The kitchen benefits from underfloor heating, while French doors open directly onto the rear garden. A separate utility room provides additional storage and plumbing for appliances.

The ground floor also benefits from a useful three-piece shower room, while an inner hallway provides access to the integral garage. To the first floor are two generous double bedrooms, a two-piece bathroom with separate WC, and a versatile office/dressing room, formerly used as a third bedroom. Stairs rise to the second floor where the master bedroom suite occupies the full area of the room and benefits from an en-suite shower room.

Outside, the property enjoys unrestricted street parking to the front together with a single integral garage. To the rear is a mature south-facing garden, featuring established shrubs, a productive vegetable garden with raised beds and a generous expanse of lawn, providing an attractive and versatile outdoor space for entertaining.



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 **knightpartnership.com**

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