

Conduit Road

Stamford, PE9 1QL

Price Guide £525,000

Richardson

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Positioned on Conduit Road in Stamford, this attractive bay fronted mid-town house offers a perfect blend of modern living and traditional elegance. Spanning an impressive 1,415 square feet, the property has been thoughtfully and totally refurbished and extended to a high standard, providing ample space for families or those seeking a comfortable home.

As you enter, you are greeted by the reception hall with attractive quarry tiled flooring, which gives access to the two inviting open plan reception rooms, each with feature fireplaces with remote controlled electric stoves, ideal for relaxation or entertaining guests. The open-plan design allows for a seamless flow between spaces, while still maintaining a sense of individuality in each room. The heart of the home is undoubtedly the refitted kitchen breakfast room, which is both stylish and functional, complimented by a convenient utility area and a well-appointed shower room.

The first floor boasts three generously sized bedrooms, along with a beautifully refitted bathroom, ensuring that family living is both practical and comfortable. Ascend to the second floor, where you will find a further bedroom, perfect for guests or as a private study.

Outside, the south-west facing garden is easy to maintain, providing a lovely outdoor space to enjoy the sunshine. The property is located within walking distance of Stamford's vibrant town centre, offering a wealth of amenities, shops, and eateries right on your doorstep.

Entrance hall

Lounge
12'4" x 15'8" (3.78m x 4.78m)

Dining room
12'4" x 12'0" (3.78m x 3.67m)







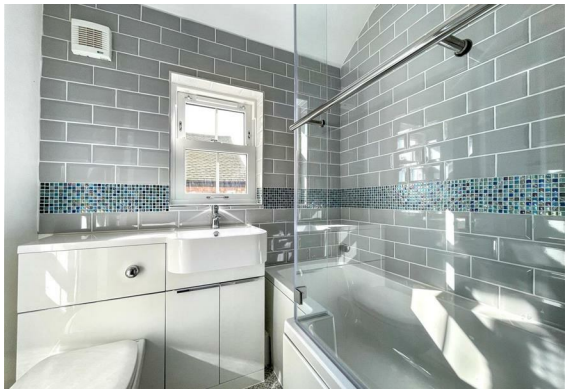




















Kitchen breakfast
14'11" max x 13'8" max (4.57m max x 4.17m max)

Shower room

Utility room
9'9" x 6'11" (2.99m x 2.11m)

First floor landing

Bedroom
12'9" x 10'2" (3.89m x 3.11m)

Bedroom
12'8" x 9'2" (3.87m x 2.81m)

Bedroom
9'5" x 8'4" (2.89m x 2.56m)

Bathroom

Second floor bedroom
20'6" max x 13'7" max (6.25m max x 4.16m max)
With angled ceilings.

External details
Small forecourt to the front behind a low wall with pathway to the front door. To the rear is a newly laid paved patio enclosed by fencing with a south westerly aspect.

Tenure
Freehold

Services
All main services connected

Council tax
South Kesteven District Council Tax Band C

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk

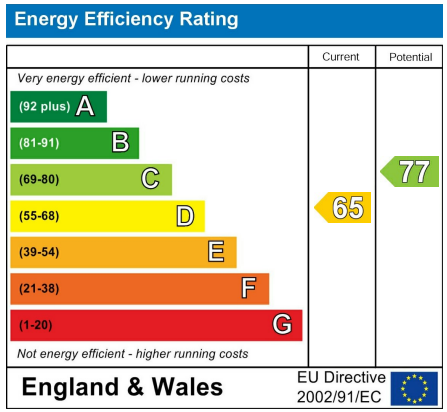
Floor Plan



Area Map



Energy Efficiency Graph



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