



11, Oak Road
Stamford, PE9 2JG

Price Guide £565,000

Richardson

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Located in the highly sought-after area of Stamford, this impressive detached house on Oak Road offers a perfect blend of comfort and space having been thoughtfully extended and remodelled enhancing its appeal and functionality. With four well-proportioned bedrooms, 3 with built in wardrobes and the master having an ensuite shower, this property is ideal for families seeking a welcoming home. The open plan kitchen diner with access to both the living room and the sun room give excellent flow and ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy. There is also a utility room and cloakroom. The generous plot features large gardens both at the front and rear with a south easterly aspect, providing a delightful outdoor space for children to play or for hosting summer gatherings. Parking will never be an issue here, as the property offers space for numerous vehicles, making it convenient for families with multiple cars or for hosting guests. The garage has a power up and over door. The property also benefits from replacement double glazing and gas central heating.

Entrance Hall

Living Room

13'3" x 15'11" (4.04m x 4.87m)

Kitchen Diner

9'9" x 10'7" (2.99m x 3.23m)

Kitchen Diner

9'3" x 10'5" (2.82m x 3.18m)

Sun Room

8'6" x 8'6" (2.61m x 2.61m)





Garage
8'8" x 14'11" (2.66m x 4.56m)

Utility
8'9" x 5'2" (2.67m x 1.60m)

WC
5'5" x 5'3" (1.67m x 1.61m)

First Floor

Landing

Bedroom 1
9'4" x 13'10" (2.87m x 4.22m)

En-suite
8'6" x 5'0" (2.61m x 1.54m)

Bedroom 2
10'7" x 12'2" (3.24m x 3.72m)

Bedroom 3
10'6" x 8'3" (3.22m x 2.54m)

Bathroom
8'6" x 5'4" (2.60m x 1.63m)

Bedroom 4
8'3" x 8'9" (2.53m x 2.69m)

External Details

The property has large gardens both at the front and rear with a south easterly aspect. Parking for numerous vehicles on the large driveway. The property also has a garage (2.66m x 4.56m) with a power up and over door.

Tenure
Freehold

Council Tax
South Kesteven District Council Band D

Services
All main services connected - gas central heating

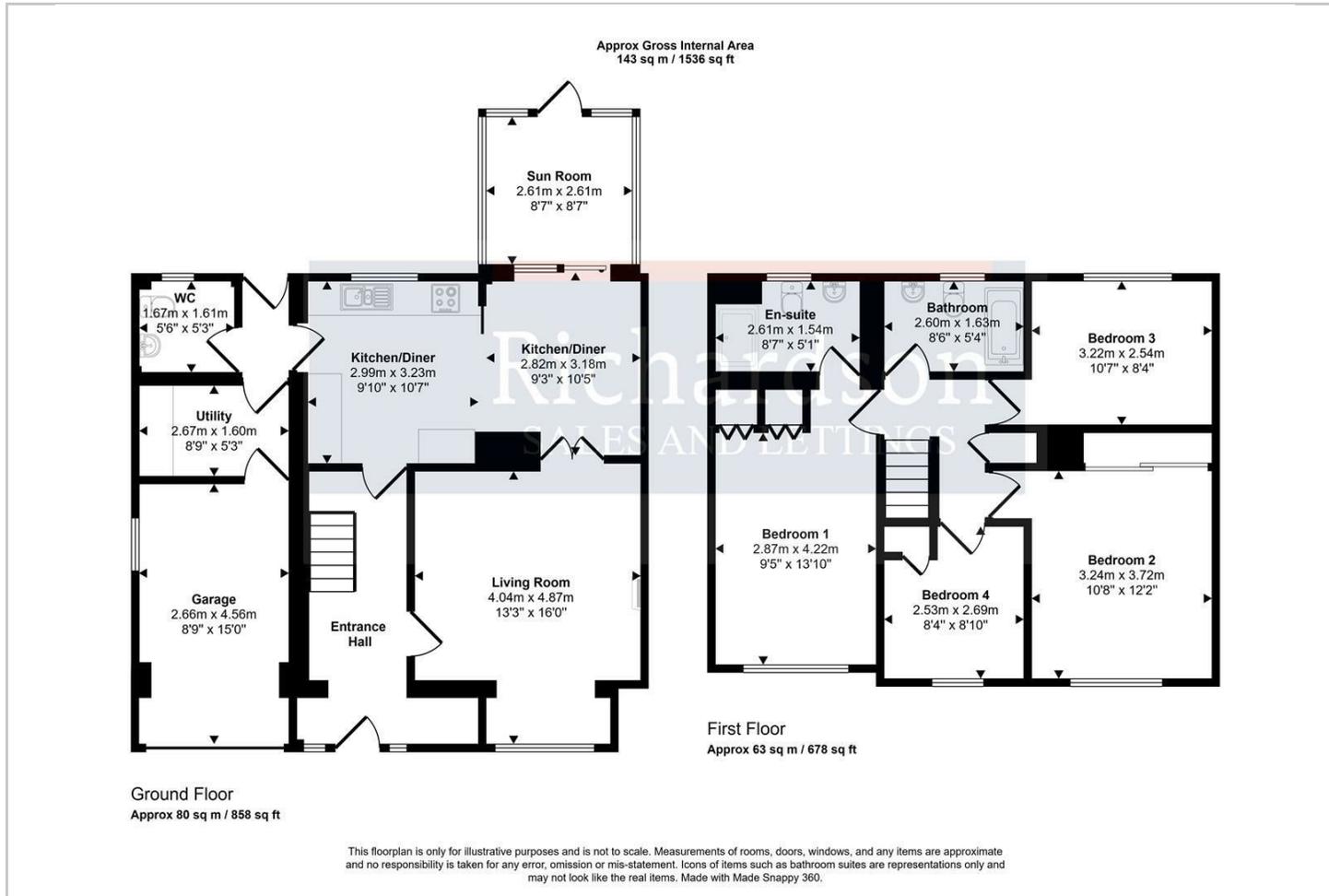
Communication
According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

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



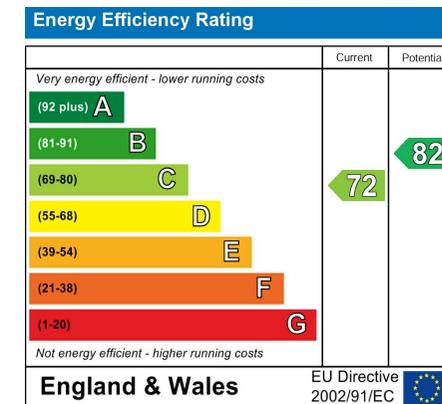
Floor Plan



Area Map



Energy Efficiency Graph



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