

*20 Alexandra Road
Stamford
Lincs
PE9 1QR*

PRICE: £179,995 Freehold



DRAFT PARTICULARS

DESCRIPTION: Light and spacious 3/4 bed roomed town house presented in immaculate decorative order. Extended family accommodation with loft converted to double bedroom, 2 further bedrooms, bedroom 4/ dressing room, sitting room, spacious dining room, fitted shaker style kitchen and utility. Gas central heating, upvc double glazing. Gardens and substantial shed to rear.

LOCATION: Popular location within walking distance of the town centre.

AMENITIES: Close to Stamford College and Leisure Pool, Primary Schools and Secondary School, local Shop/Newsagents.

4 Ironmonger Street • Stamford • Lincs • PE9 1PL Paul Johnson F.N.A.E.A.

ACCOMMODATION:**GROUND FLOOR:**

Sitting Room: 3.73m x 4.04m
(12'3" x 13'3")

Built in cupboards to alcoves, shelf for TV. Radiator. Dado rail.



Dining Room: 4.75m x 2.95m
(15'7" x 9'8")

Wood laminate floor. Dado rail. Radiator.
French doors to garden.

Kitchen: 2.08m x 3.86m (6'10" x 12'8")
White shaker style units with "marble" worktop over. 1 ½ bowl white china sink with mixer tap. Beko gas cooker with extractor hood over. Plumbing for washing machine and dishwasher.



Utility: 2.13m x 2.03m (7'0" x 6'8")

White units with "marble" worktop. Integrated fridge freezer. Broom cupboard.

FIRST FLOOR:

Landing:



Bedroom 2 (rear): 3.17m x 3.05m
(10'5" x 10'0)
Built in cupboard with Worcester 24i gas boiler and programmer. Radiator.

Bedroom 3 (front): 3.15m x 2.13m
(10'4" x 7'0")
Radiator.

Bedroom 4/ Dressing Room (front):
2.21m x 2.13m (7'3" x 7'0")
Built in wardrobes to one wall. Radiator.



Bathroom: 1.52m x 3.05m (5'0" x 10'0")
Blue and white tiles to suite with border tile. White suite comprising panelled bath with Mira shower over, pedestal hand basin and WC. Wood laminate floor. Linen cupboard with shelves.

SECOND FLOOR:

Attic Bedroom: 3.66m x 3.88m (12'0" x 12'9")
Built in cupboard and eaves storage. 2 rooflights. Further storage and deep alcoves either side of the door. Radiator.



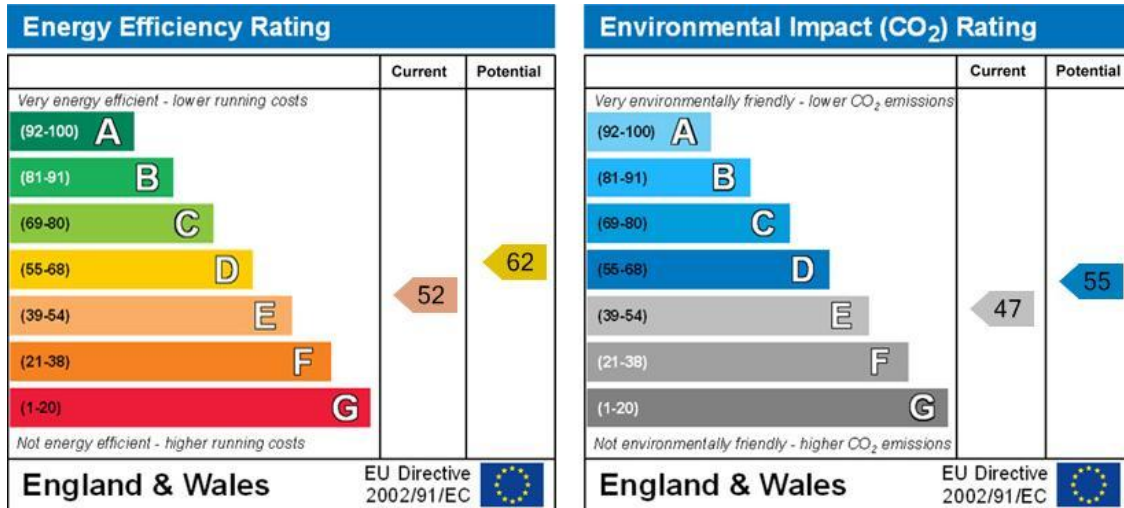
OUTSIDE: Lawn and patio area to rear. Flower borders to side of the lawn.

Brick Shed/ Workshop:
lighting and power.
Concrete floor.

SERVICES: Mains water, drainage, electricity and gas are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

CENTRAL HEATING: Gas combi boiler to radiators.

DOUBLE GLAZING: UPVC sealed unit double glazing.



COUNCIL TAX: Band B, £1,117.55 (2010/2011) payable to South Kesteven District Council.

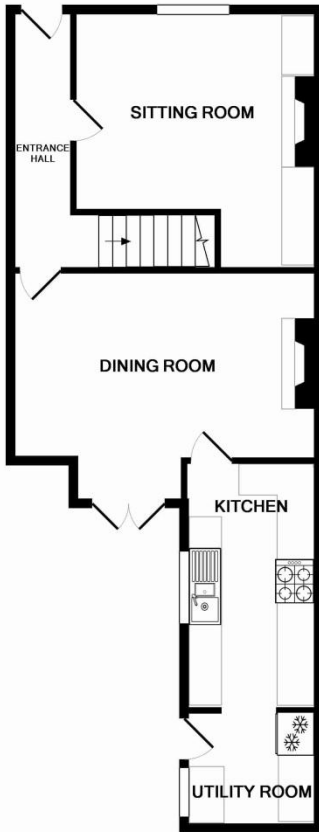
DIRECTIONS: From Red Lion Square head east along Red Lion Street and Broad Street. Turn left into Newgates then cross over East Street into Recreation Ground Road. At the top of Recreation Ground Road cross over New Cross Road onto Kings Road. Turn right onto Alexandra Road, the property is on the left.

INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

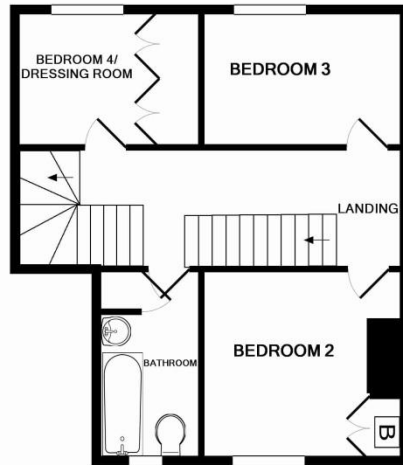
INTERESTED?: All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

MORTGAGES: Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Ref: 3020 070311.

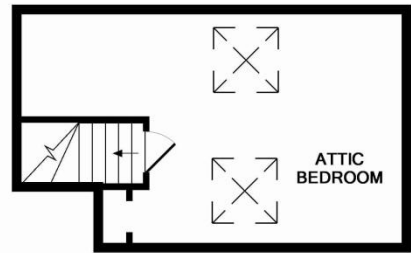
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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