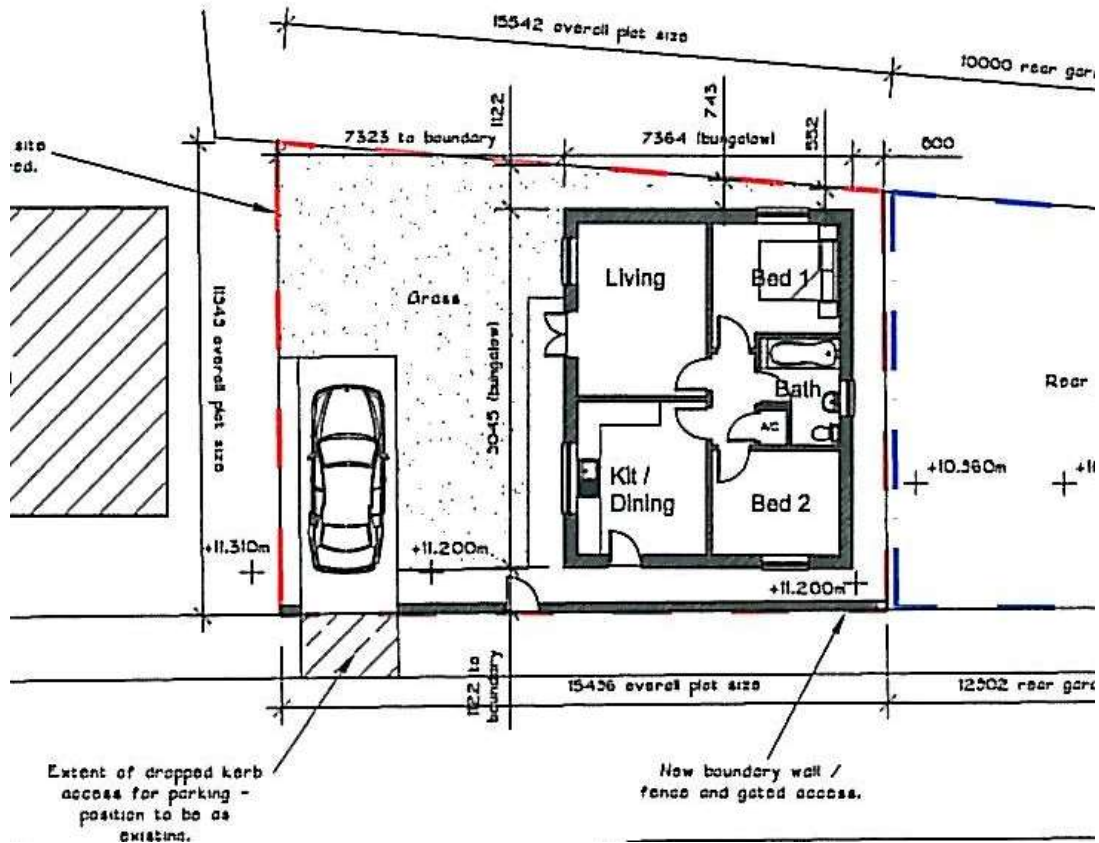




BUILDING PLOT
REAR OF 27 MASTERTON ROAD
STAMFORD,
LINCS, PE9 1SJ

GUIDE PRICE: £69,950 Freehold



Not to Scale

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



Partners: Mr S P Johnson & Mrs S D Johnson
Email: mail@pauljohnson.co.uk Tel: 01780 482 121
Website: www.stamfordestateagents.com Fax: 01780 481 510

DESCRIPTION: A rare opportunity to buy an individual plot in the town. This plot comes with the benefit of Outline Planning Consent for a 2 Bedroom Detached Bungalow with garden and parking area to side. Build your own home; choose your own specification and building contractor.

LOCATION: Quiet cul-de-sac position in established residential area to the north of the Town Centre close to Stamford College and Leisure Pool.

AMENITIES: Easy access to town centre and retail parks on Ryhall Road. Primary and secondary schools, local shop and pub nearby.

PLANNING: Outline Planning Consent granted on appeal 12th November 2009 for a 2 Bedroom Detached Bungalow (Ref S09/0655/OUT). Copy available for inspection at 4 Ironmonger Street, Stamford, Lincs, PE9 1PL.

ACCOMODATION: Kitchen/Dining, Living Room, Bedroom 1, Bedroom 2, Bathroom, Airing Cupboard.

MEASUREMENTS: Frontage: 15.5m (50.85ft) Depth: 11.9m (39ft)

SERVICES: Mains water, electricity, gas and drainage nearby. Purchasers to satisfy themselves as to the feasibility of connecting thereto. The vendor reserves a right of drainage through the front of the plot.

DIRECTIONS: From Red Lion Square head east along Broad Street and Star Lane to St Paul's Street. Turn left and continue through the traffic lights and fork left at the mini-roundabout onto Ryhall Road. Continue through the next traffic lights then turn left onto Lincoln Road. At the roundabout turn right (3rd exit) into Masterton Road. Turn right again into Masterton Close, the plot is on the right behind No 27 Masterton Road.

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 2477 080110.