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23 Drift Road, Stamford – PE9 1XA

Stamford

In Excess of £260,000

## 23 Drift Road, Stamford

Stylish home with parking for 3 vehicles and oversized garage. Bright living room, modern kitchen, spacious bedrooms, luxury bathroom. Private garden. Ideal location near Stamford town centre.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Fully renovated in 2022 – modern and move-in ready
- Off-road driveway parking for up to three vehicles
- Private garden with lawn and decked seating area
- Within easy reach of Stamford town centre and local amenities
- Well-presented throughout with contemporary décor
- Modern and stylish kitchen with large storage pantry
- Spacious bathroom featuring a four-piece suite



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## 23 Drift Road, Stamford

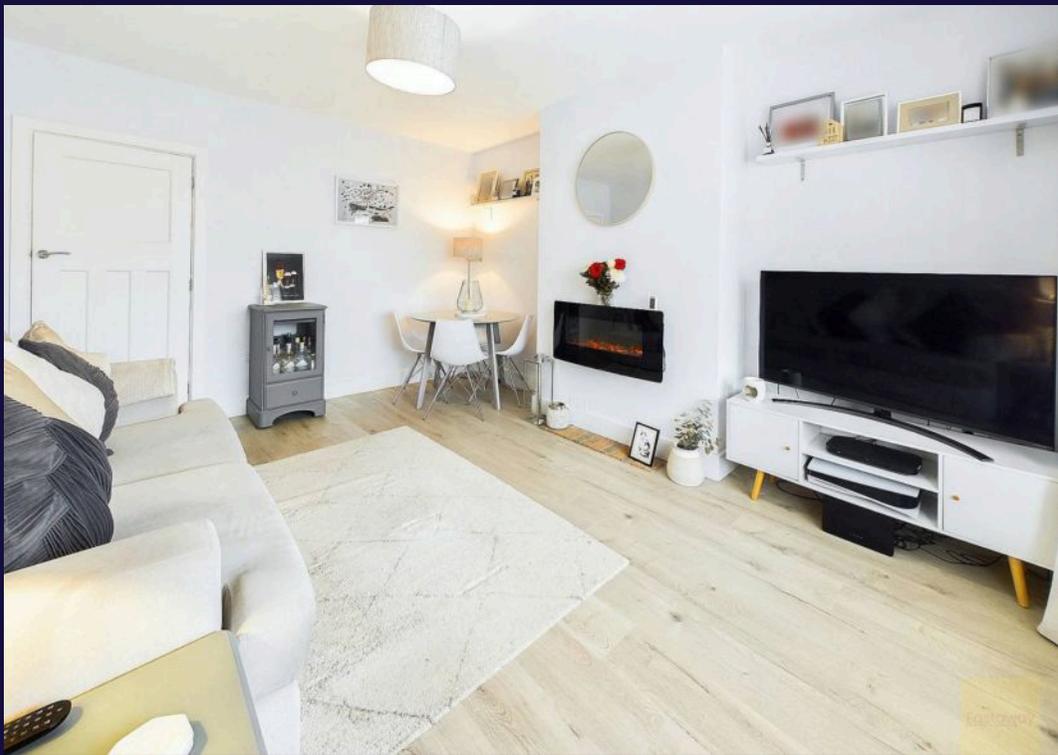
This stylish two-bedroom home is perfect for those looking for a well-maintained property in a fantastic location. Set back from the road, the house benefits from a spacious driveway providing parking for up to three vehicles, plus an oversized garage positioned securely behind gates.

Inside, the bright and welcoming living room features a beautiful bay window that floods the space with natural light, along with a modern feature fireplace that creates a cosy yet contemporary feel. The adjacent kitchen is equally impressive, with sleek cabinetry, ample worktop space, and a large pantry for extra storage. A back door leads directly out to the garden, making it easy to enjoy outdoor living.

Upstairs, you'll find two generous double bedrooms, both neutrally decorated and ready to move into. The large bathroom is a real luxury, complete with a four-piece suite including a separate shower and bath making it the perfect place to relax and unwind.

Outside, the private rear garden offers a fantastic mix of lawn and decking, ideal for relaxing, entertaining, or simply enjoying a sunny afternoon. The oversized garage provides excellent additional storage or workshop space.

Located within easy reach of Stamford town centre, this home is perfectly placed for access to local shops, cafés, and transport links. Whether you're a first-time buyer, downsizer, or investor, this is a property that truly ticks all the boxes!



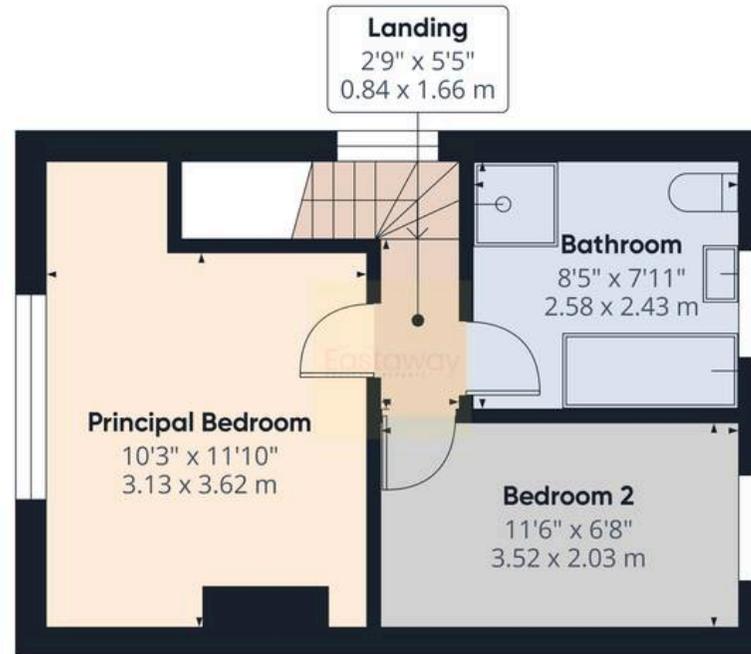








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
759.28 ft<sup>2</sup>  
70.54 m<sup>2</sup>

(1) Excluding balconies and terraces

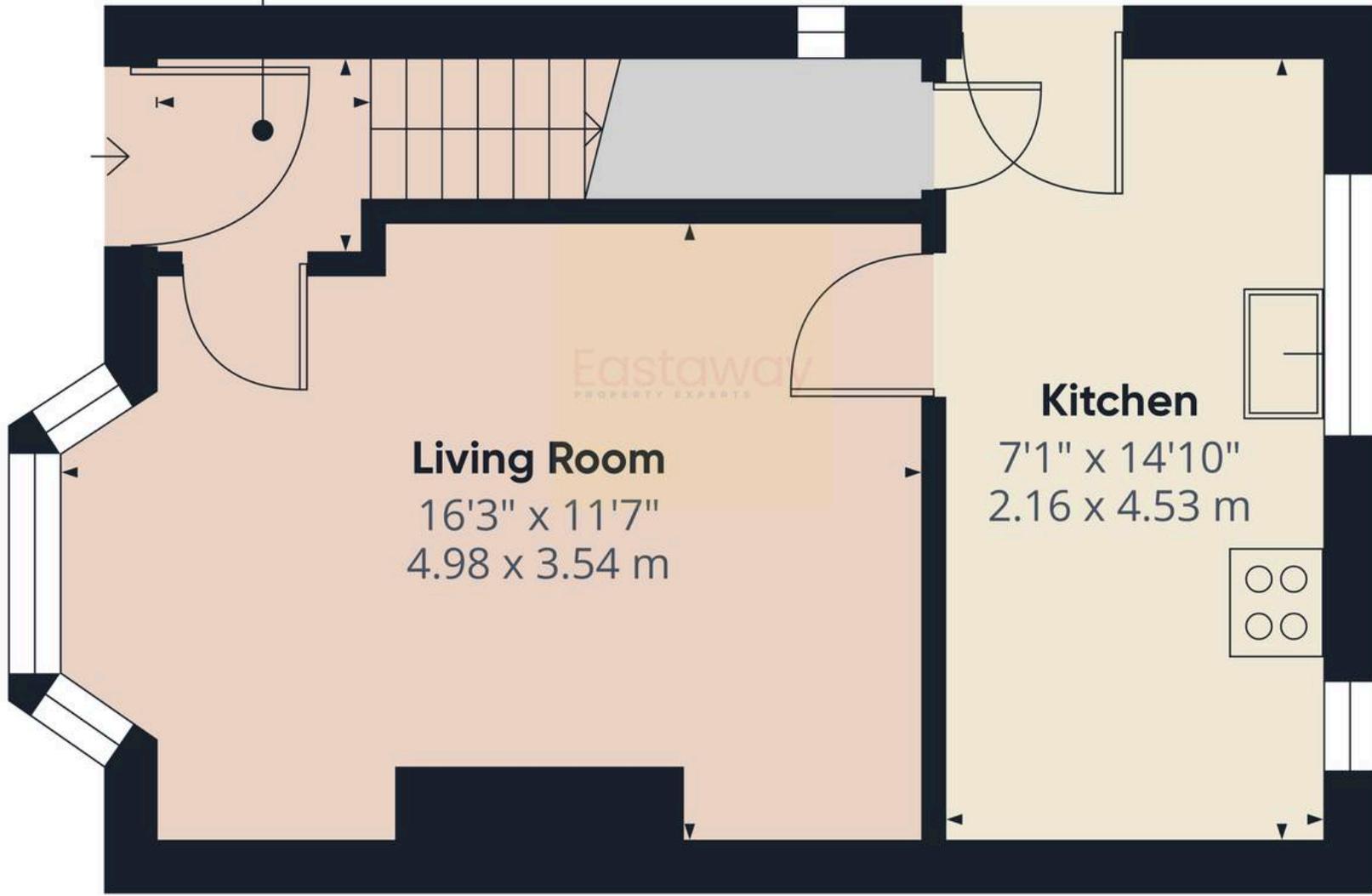
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



### Entrance Hall

3'11" x 3'8"  
1.21 x 1.13 m



### Living Room

16'3" x 11'7"  
4.98 x 3.54 m

### Kitchen

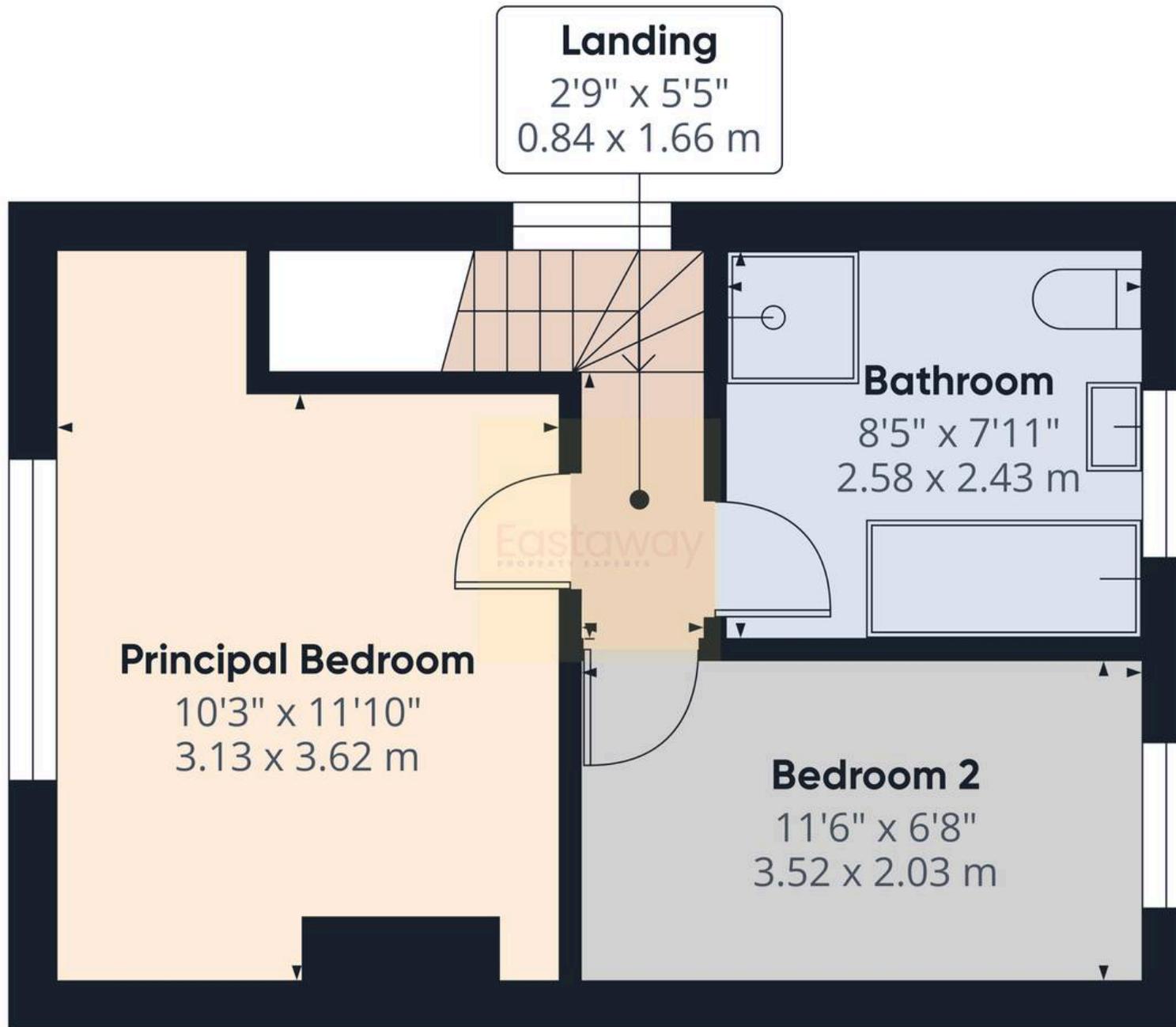
7'1" x 14'10"  
2.16 x 4.53 m

**Approximate total area<sup>(1)</sup>**  
323.13 ft<sup>2</sup>  
30.02 m<sup>2</sup>

(1) Excluding balconies and terraces

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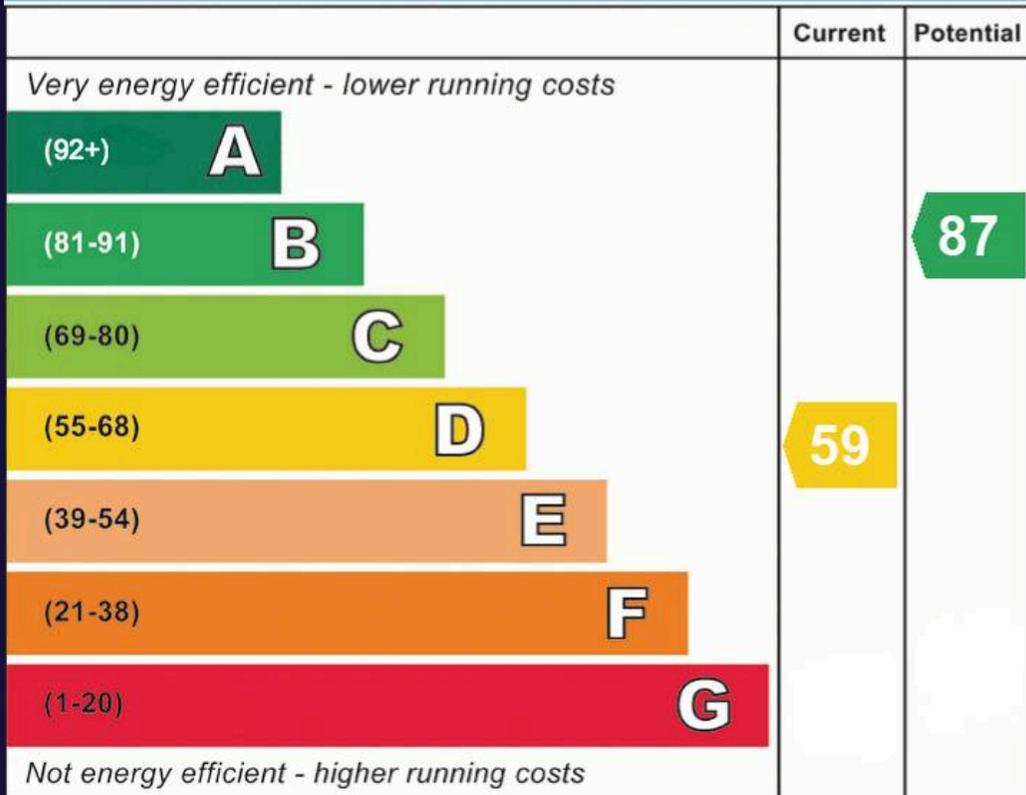
**Approximate total area<sup>(1)</sup>**  
293.53 ft<sup>2</sup>  
27.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

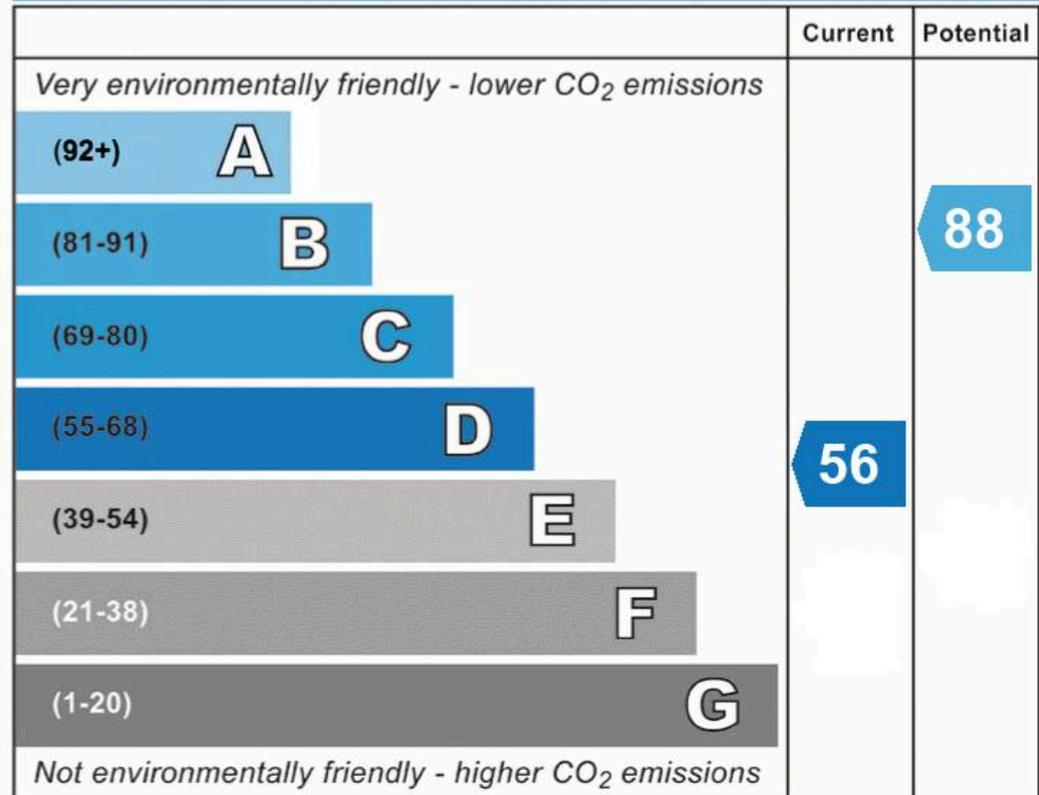


England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC



#### Buyer Notice and Disclaimer

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