



11 Fox Dale
Stamford

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Stamford, PE9 2XA

Tucked away in the peaceful setting of Fox Dale, yet within easy walking distance of Stamford's thriving town centre, this beautifully updated home offers stylish, contemporary living in a wonderfully convenient location.

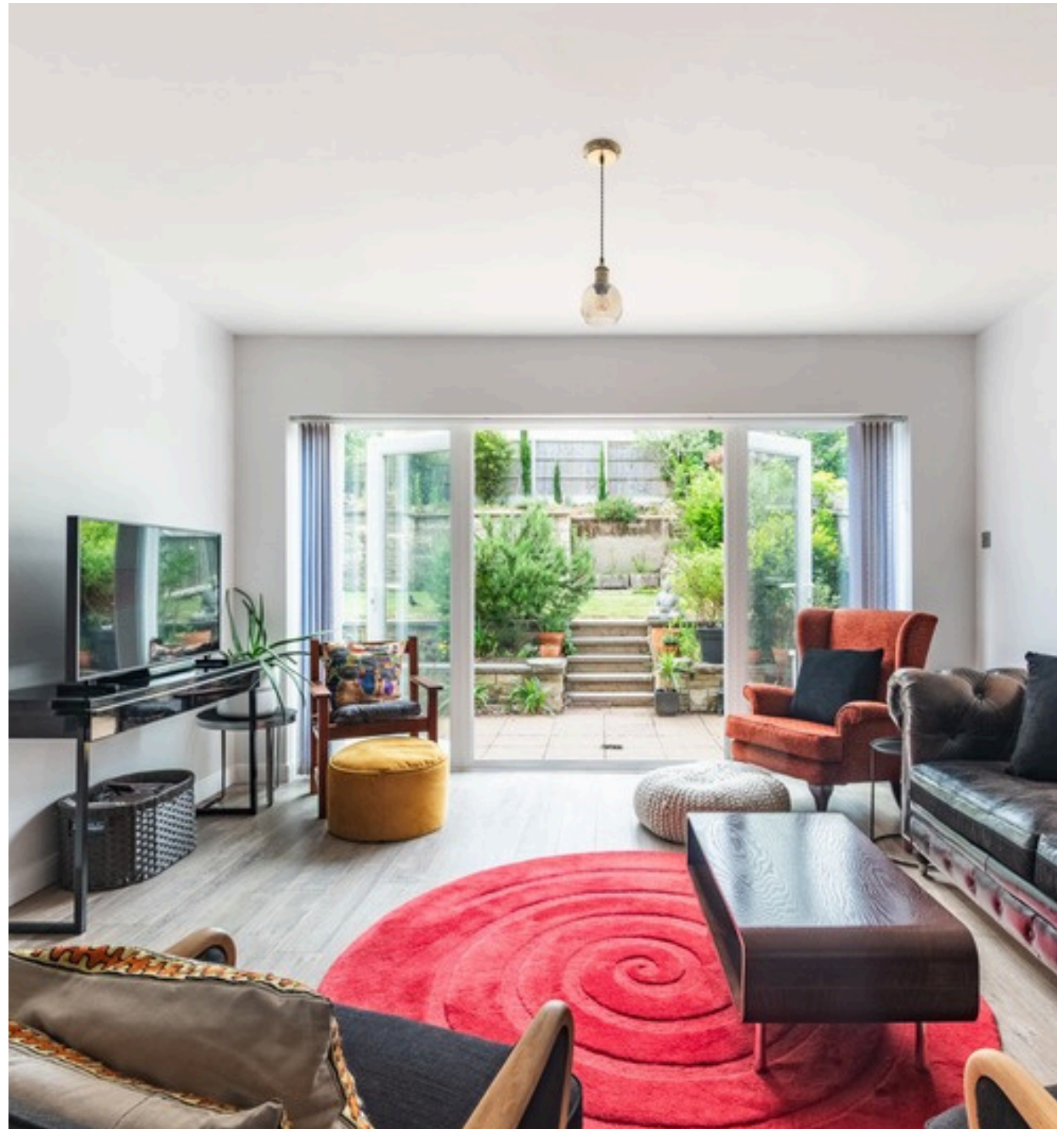


Step Inside

Thoughtfully remodelled and enhanced, the property has been designed with modern family life in mind. At its heart is an impressive open-plan living space, flooded with natural light and seamlessly connecting the kitchen, dining and sitting areas. The bespoke kitchen by Bakehouse combines elegant design with practicality, featuring quartz worktops, integrated appliances, excellent storage and a generous peninsula island that doubles as an informal breakfast bar and social hub.

Beyond, the dining area flows effortlessly into a welcoming sitting space, where views across the south-west-facing garden create a wonderful sense of connection between inside and out. A separate reception room provides valuable flexibility and is currently arranged as a home office, although it would work equally well as a snug, playroom or cosy retreat.

A particularly spacious utility room offers extensive additional storage and space for laundry appliances, while a well-appointed cloakroom completes the ground floor accommodation.









First Floor

Upstairs, three generous bedrooms offer well-proportioned and light-filled accommodation. The principal bedroom is particularly impressive, benefiting from a large en suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Natural light pours into each room, enhancing the sense of space and creating a bright, welcoming atmosphere throughout.





Step Outside

Outside, the property continues to impress. To the front beside a neat front lawn, the driveway provides off-road parking, accompanied by what was a garage but now a very useful storage space. To the rear an appealing enclosed south-west-facing garden offers the perfect setting for both relaxation and entertaining.

Predominantly laid to lawn, with a generous terrace ideal for outdoor dining and evening drinks, it is a space designed to be enjoyed throughout the seasons. Combining quality finishes, versatile accommodation and an enviable location, this is a beautifully presented home that offers the best of both worlds – a peaceful setting with Stamford's exceptional amenities, independent shops, restaurants and riverside walks all close at hand.







Finer Details

Local Authority: South Kesteven District Council
Council Tax Band: D

Tenure: Freehold
Possession: Vacant upon completion

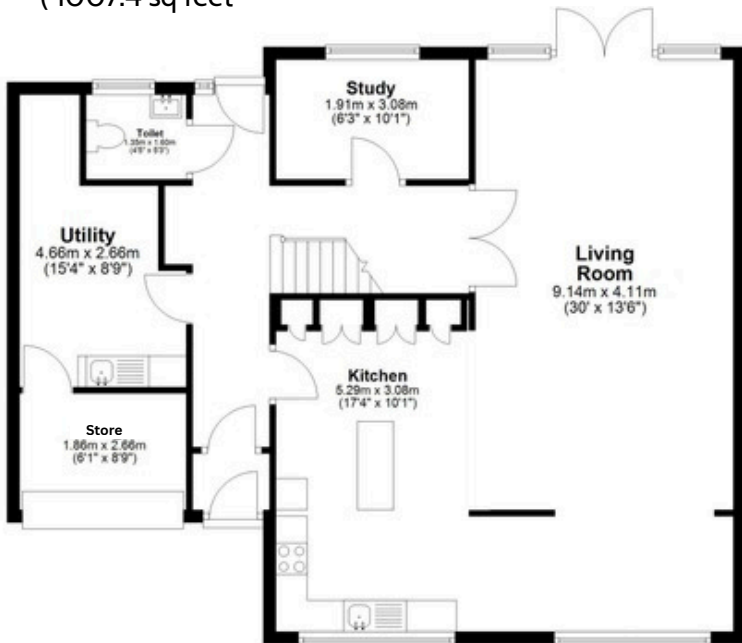
EPC Rating: 50 | E
EPC Rating Potential: 78 | C

Services: Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Ground Floor

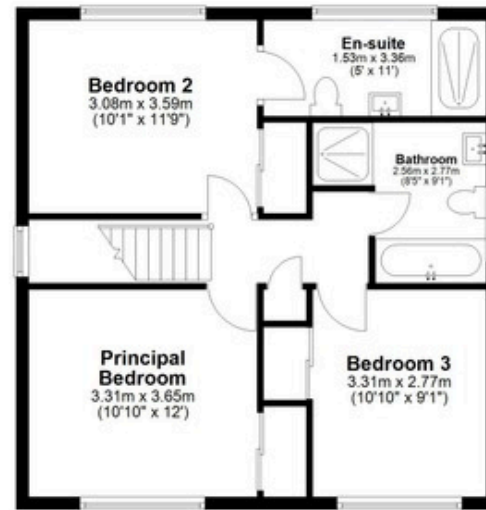
Approx 93.6 sq metres
(1007.4 sq feet)



Total Area : Approx 148.6 sq metres / 1599.7 sq ft

First Floor

Approx 55.0 sq metres
(592.3 sq feet)



Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





Digby & Finch

ESTATE AGENTS



01780 758 090

stamford@digbyandfinch.com

8 St Mary's Hill, Stamford, PE9 2DP

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