



2 Willoughby Road, Stamford - PE9 1SP

Offers Over £400,000

EASTAWAY

Spacious home with open plan living and dining area, driveway for multiple cars, flexible rooms, south-facing garden, and great location near Stamford town centre, schools, and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Generous open plan living and dining space creating a bright, sociable heart of the home
- Recently updated kitchen with range cooker, dual aspect windows and direct garden access
- Driveway parking for multiple vehicles, a rare and valuable benefit so close to Stamford town centre
- Flexible ground floor layout with snug, additional reception space and converted garage
- South-East facing garden with lawn and patio areas designed for easy, everyday enjoyment
- Popular and established Stamford location





## What the owner told us...

From the moment we moved in, the house just worked for us. There's a real sense of flow throughout the layout, with bright open spaces for spending time together, balanced with quieter areas where everyone can still have their own space. Over the years, the house has adapted naturally around family life, whatever that happened to look like at the time.

We've especially loved how sociable the home feels. In the summer, when the doors are open and the garden comes alive, the kitchen, living space and outside areas all connect beautifully. Even though you're right in Stamford, it still manages to feel tucked away and surprisingly peaceful.

## Our Thoughts...

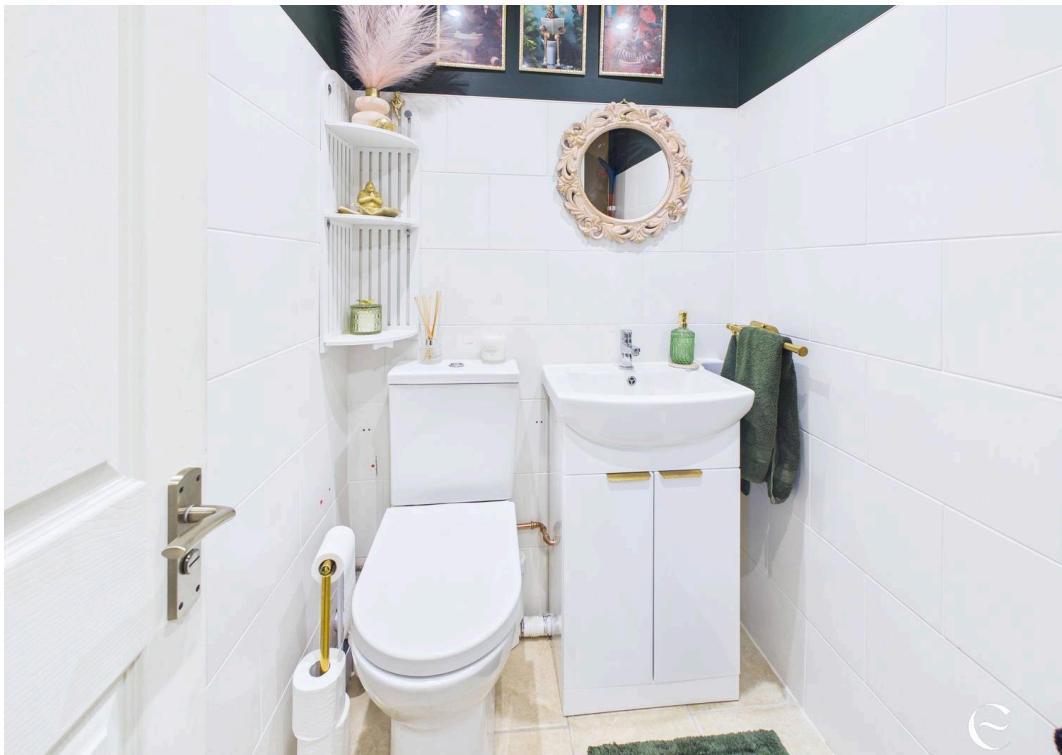
There are a few things buyers are always searching for in Stamford, and this home brings them together really well. The driveway and generous parking immediately stand out, something that carries real value in such a popular town, but it's the feeling of the house itself that really makes an impression.

The open plan living space at the rear is clearly the heart of the home. It's bright, sociable and designed for modern family life, flowing naturally out to the garden and creating the kind of layout people genuinely want to spend time in. The additional snug, flexible ground floor rooms and well balanced bedroom space give the house versatility too, whether that's for working from home, guests, growing families or simply having room to spread out.

Outside, the south facing garden is another real strength. It's a great size with different areas to enjoy throughout the day, and while not completely private, there's a lovely degree of privacy towards the bottom of the garden that makes it feel nicely enclosed and relaxing. Combined with the location, within walking distance of Stamford town centre, good schools and transport links, this is a home that offers both practicality and a real sense of long term living.









*Love, Forever My Love*







#### Hallway

10' 6" x 8' 11" (3.20m x 2.73m)

#### Living Area

10' 6" x 10' 8" (3.19m x 3.25m)

#### Living / Dining Area

9' 2" x 23' 8" (2.79m x 7.22m)

#### Snug

9' 10" x 8' 6" (2.99m x 2.60m)

#### Kitchen

8' 3" x 15' 8" (2.51m x 4.78m)

#### Hallway (off kitchen)

4' 8" x 3' 2" (1.43m x 0.96m)

#### Ground Floor WC

4' 6" x 5' 3" (1.36m x 1.59m)

#### Study

6' 1" x 8' 5" (1.86m x 2.57m)

#### Landing

6' 7" x 5' 11" (2.00m x 1.81m)

#### Principal Bedroom

10' 9" x 10' 7" (3.28m x 3.23m)

#### Bedroom 2

9' 0" x 11' 10" (2.74m x 3.61m)

#### Bedroom 3

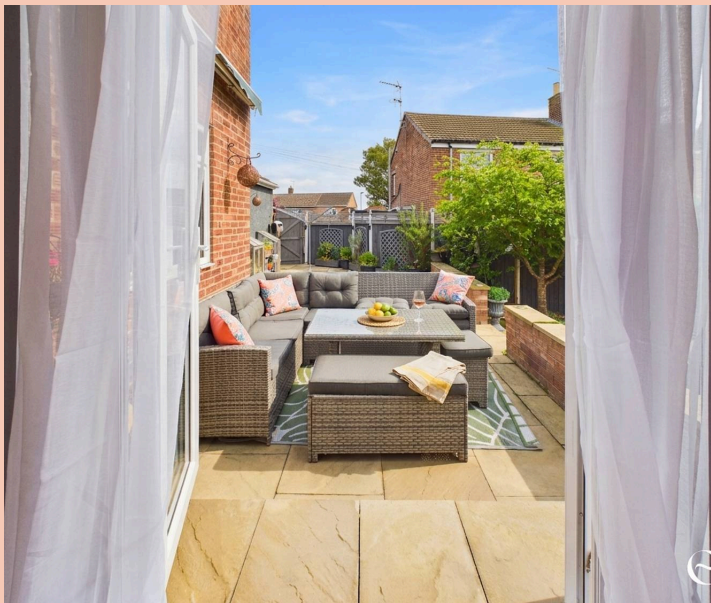
8' 0" x 8' 10" (2.43m x 2.69m)

#### Bedroom 4

11' 1" x 6' 10" (3.37m x 2.09m)

#### Bathroom

5' 6" x 7' 4" (1.68m x 2.23m)





Ground Floor

Approximate total area<sup>(1)</sup>  
800 ft<sup>2</sup>  
74.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC





## Eastaway Property

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