



Waverley Gardens, Stamford
£359,000 **Freehold**

**Sharman
Quinney**

Key Features



- Semi Detached Home
- Three Bedrooms
- Separate Dining Room
- Enclosed Rear Garden
- Garage

Accommodation Includes

Front Door to:

Entrance Hall

Radiator, stairs to first floor and landing.

Dining Room

2.95m x 2.97m (9'8" x 9'9"). Window to front aspect, radiator.

Lounge

3.60m x 5.63m (11'9" x 18'5"). Two radiators, window to front aspect, patio doors to rear aspect.

Kitchen

3.95m x 2.54m (12'11" x 8'4"), Fitted with a range of base and eye level units with worktop space, electric oven, gas hob, plumbing for washing machine, space for fridge, pantry, boiler, understairs storage space, window to rear aspect, door to side aspect.

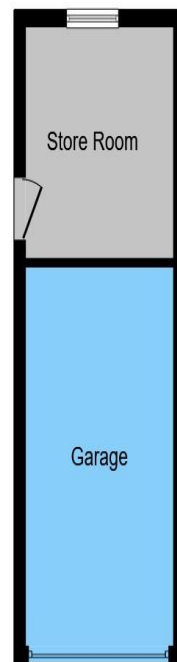




Ground Floor



First Floor



Garage

Stairs to First Floor and Landing
Loft access with loft ladder, window to rear aspect.

Bedroom One
3.05m x 3.60m (10' x 11'9"). Window to front, radiator, built in wardrobe.

Bedroom Two
3.94m x 3.30m (12'11" x 10'10"). Window to side, radiator, built in cupboard.

Bedroom Three
2.51m x 2.69m (8'3" x 8'10"). Window to rear, radiator.

Bathroom
Comprising panel bath, mixer tap shower, pedestal wash hand basin, w,c radiator, window to side, storage cupboard.

Outside
To the rear the garden is laid to lawn with mature shrubs, trees and patio seating area. To the front the garden is laid to lawn with plants and brick wall surround, gated access to the driveway which leads to a garage with power and light, metal up and over door and store room to the rear.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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