



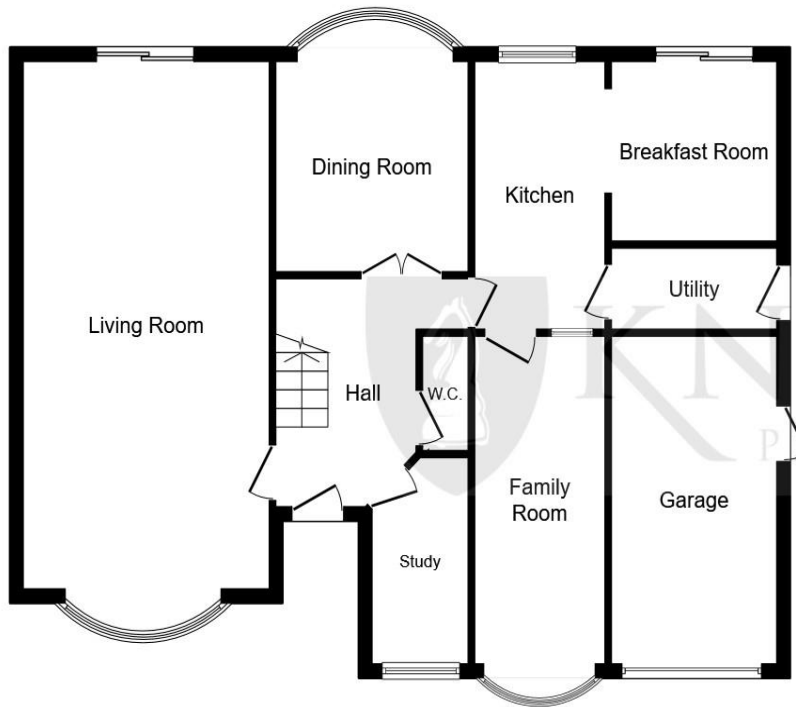
Priory Gardens
Stamford PE9 2EG



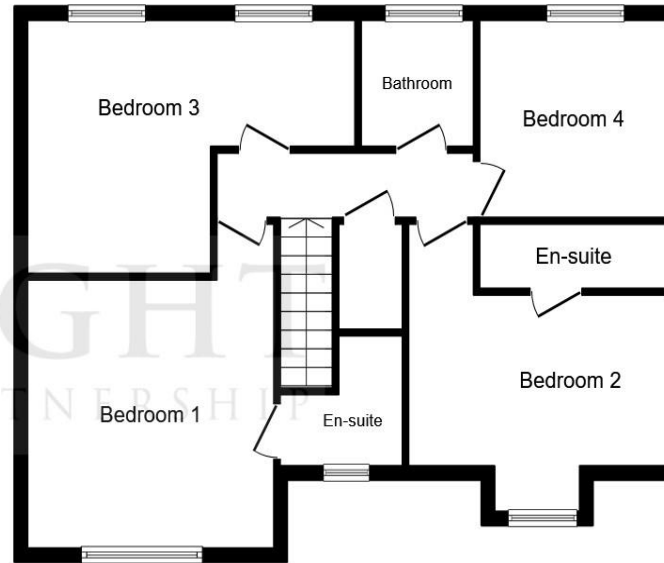
Welcome to
Priory Gardens

A rare opportunity to acquire a substantial detached family home with further potential, set within this extremely sought after enclave within Stamford Town Centre and all it has to offer.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

11' 7" x 24' 6" (3.53m x 7.47m)

Dining Room

9' 5" x 13' 8" into bay window (2.87m x 4.17m into bay window)

Kitchen

13' 1" x 9' 4" (3.99m x 2.84m)

Breakfast Area

7' 5" x 7' 3" (2.26m x 2.21m)

Home Office/ Playroom

17' x 7' 9" (5.18m x 2.36m)

Utility Room

7' 5" x 5' 3" (2.26m x 1.60m)

Study

Stairs & Landing

Master Bedroom

11' 10" x 12' 10" from front of wardrobes (3.61m x 3.91m from front of wardrobes)

En-Suite Shower Room

Guest Bedroom

11' 8" x 12' 7" (3.56m x 3.84m)

En-Suite Shower Room

Bedroom Three

15' 5" max x 9' 7" (4.70m max x 2.92m)

Bedroom Four

10' 8" x 8' 4" (3.25m x 2.54m)

Family Bathroom

Outside:

Driveway & Garage

Front & Rear Garden

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

Welcome to

Priory Gardens

- Substantial Detached Family Home
- Convenient To The Town Centre
- Garage & Driveway
- Enclosed Garden
- Breakfast Kitchen & Utility
- Dual Aspect Lounge Dining Room
- Two Bedrooms with En-suite, Two Further Bedrooms
- Property with Further Potential

Tenure: Freehold EPC Rating: C

guide price

£675,000

This detached family home with scope to improve offers substantial accommodation comprising; Entrance hall with cloakroom and under stairs coat cupboard, double doors through to the dining area with bay window and opening through to the lounge with patio doors and feature fireplace. Also from the hall is a study and breakfast kitchen, with integrated appliances including double oven and hob. The breakfast area has patio door opening onto the garden. From the kitchen is the utility room with back door to the side, there is also a door through to a further reception room with potential to be used as a home office, playroom or hobby room.

Upstairs the Master Bedroom benefits from built-in wardrobes and en-suite shower room, a guest room also has an en-suite shower room, there are two further double bedrooms and family bathroom fitted with a white suite including a shower over the bath.

Outside the property has a double width driveway leading to single garage, there are steps leading up through the front garden to the Front door, there is gated pedestrian access to the enclosed rear garden, mainly laid to lawn with shrub borders, patio and shed.

The property offers further potential and viewing is highly recommended!



Please note the marker reflects the postcode not the actual property

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