



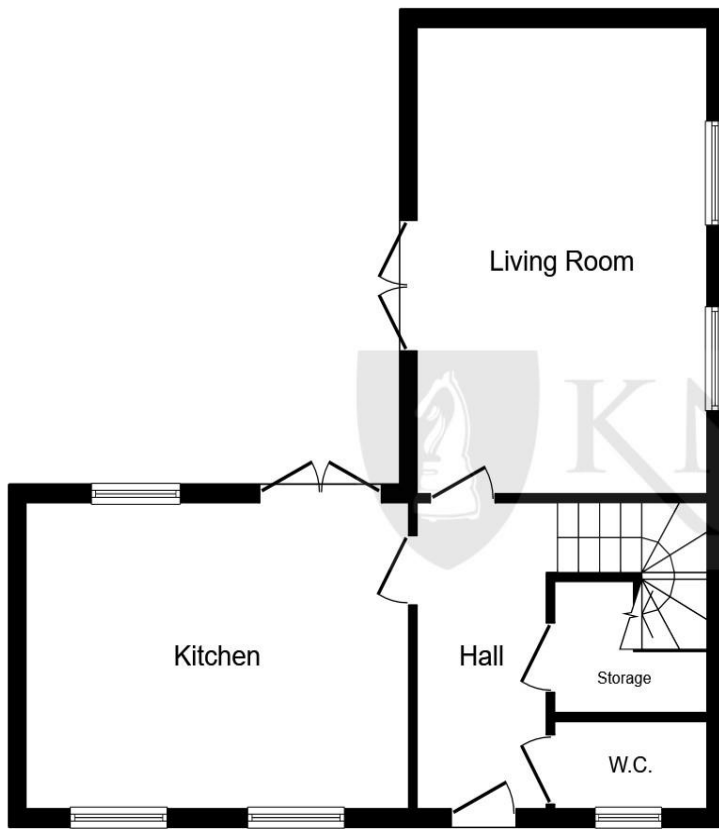
Groves Crescent
Stamford PE9 3WN



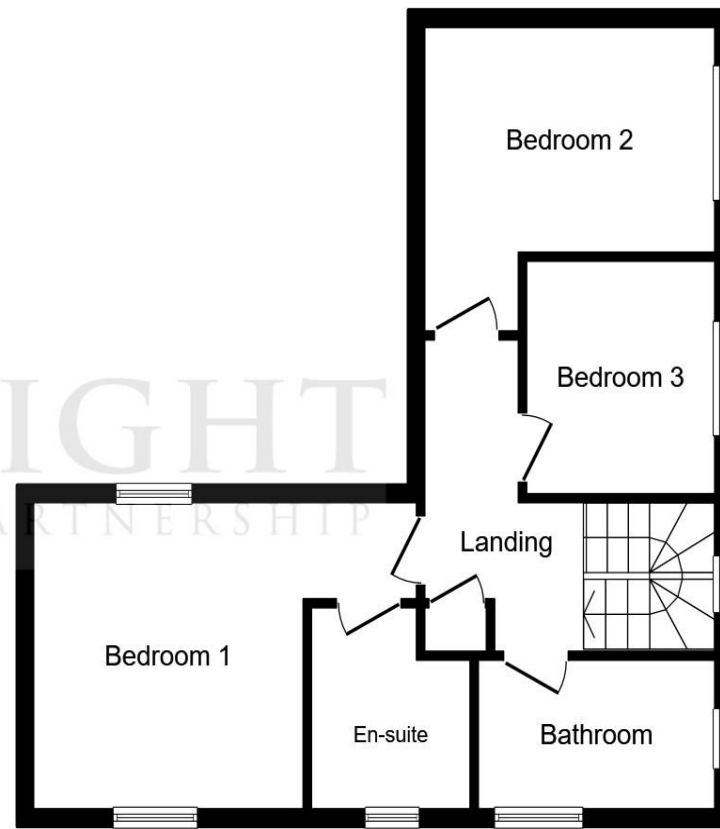
Welcome to
Groves Crescent
Stamford

This immaculately presented and spacious modern home is situated in this ever popular development, with local schooling nearby and easy access to the town centre and the A1.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

17' 3" x 11' 9" (5.26m x 3.58m)

Kitchen Dining Room

15' 5" x 11' 9" (4.70m x 3.58m)

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m)

En-Suite Shower Room

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom Three

8' 8" x 7' 4" (2.64m x 2.24m)

Bathroom

5' 7" x 9' 5" (1.70m x 2.87m)

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 Groves Crescent Stamford

- Beautifully Presented Accommodation
- Modern Development
- Popular Area
- Kitchen Dining Room with Integrated Appliances
- Three Bedrooms
- En-Suite Shower Room to Main Bedroom
- Garage & Driveway

Tenure: Freehold EPC Rating: B

offers over

£425,000

A beautifully presented and well-appointed detached home offering spacious and bright accommodation comprising; Entrance hall with cloakroom and generous under-stair cupboard, there is a door off to the dual aspect kitchen dining room fitted with integrated appliances including double oven and hob, fridge freezer and dishwasher, in addition there are French doors opening onto the rear garden. Also from the entrance hall is the dual aspect lounge with windows to the front offering stunning views of the Welland Valley and French doors again opening onto the rear garden, an electric fireplace completes the room. Upstairs the Principal Bedroom benefits from a spacious en-suite shower room, there are two further bedrooms both enjoying fabulous views and a family bathroom. Also on the landing is a generous store cupboard and loft access.

Outside the property sits behind a lawned front garden with neat shrub border, there is a driveway and detached garage with potential to widen the parking. There is gated access to an enclosed rear garden mainly laid to lawn with patio.



Please note the marker reflects the postcode not the actual property

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