



**Chestnut Gardens  
Stamford PE9 2JY**

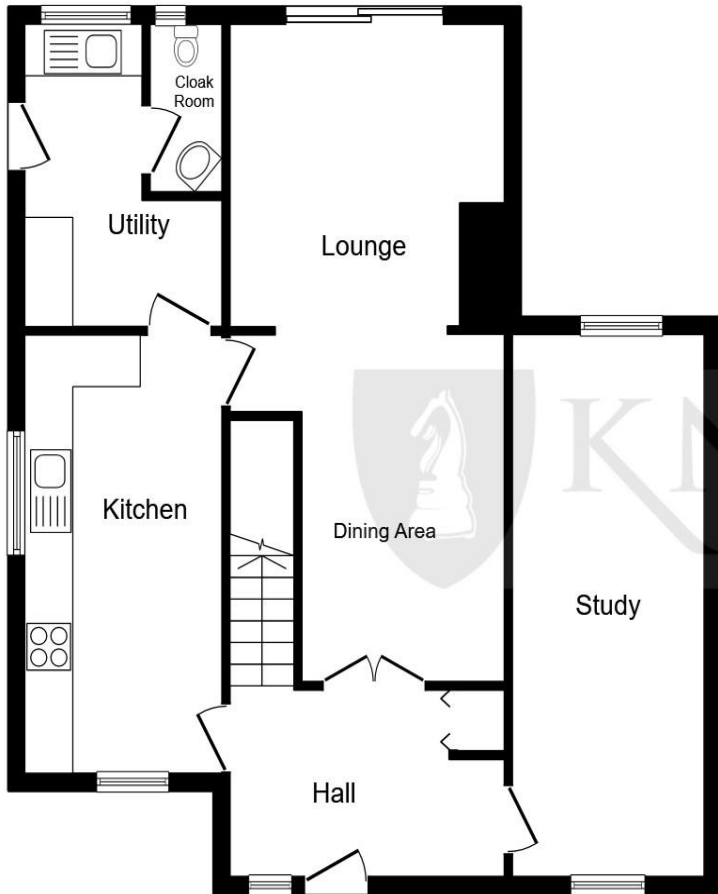


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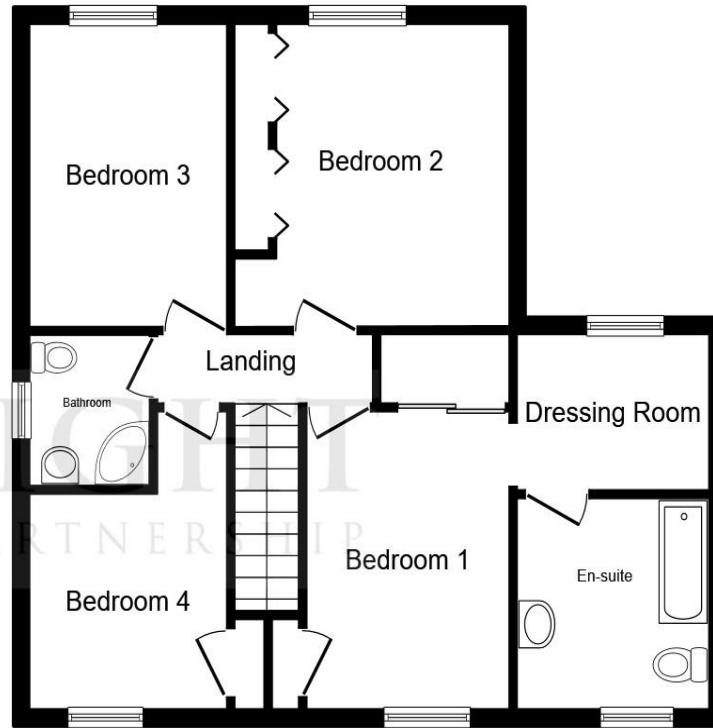
*Welcome to*  
**Chestnut Gardens**

Situated tucked away in a cul-de-sac within a popular residential location within the town, offering easy access to local schooling and amenities, and the A1 for fast commuting.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

10' 10" x 11' 4" ( 3.30m x 3.45m )

**Dining Area**

11' 7" x 9' 7" ( 3.53m x 2.92m )

**Study**

19' 3" x 7' 9" ( 5.87m x 2.36m )

**Kitchen Breakfast Room**

14' 9" x 8' 4" ( 4.50m x 2.54m )

**Utility Room**

9' 10" x 9' 9" ( 3.00m x 2.97m )

**Cloakroom**

**Bedroom One**

11' 11" x 9' 9" ( 3.63m x 2.97m )

**En-Suite Bathroom**

7' 11" x 7' 8" ( 2.41m x 2.34m )

**Dressing Area**

7' 10" x 6' ( 2.39m x 1.83m )

**Bedroom Two**

9' 2" x 9' 10" ( 2.79m x 3.00m )

**Bedroom Three**

9' 10" x 9' 9" ( 3.00m x 2.97m )

**Bedroom Four**

7' 10" x 8' 8" ( 2.39m x 2.64m )

**Shower Room**

6' 7" x 8' 8" ( 2.01m x 2.64m )

**Garage**

16' 1" x 13' 7" ( 4.90m x 4.14m )

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](http://www.focalagent.com)

Welcome to

## Chestnut Gardens

- Spacious Four Bedroom Family Home
- Study & Lounge Dining Room
- Principal Bedroom with En-suite & Dressing Area
- Utility Room & Downstairs WC
- Block Paved Forecourt
- Large Detached Garage
- Popular Location

Tenure: Freehold EPC Rating: C

guide price

**£515,000**

The property offers generous accommodation briefly comprising: Spacious entrance hall and coat cupboard with glazed double doors leading through to the lounge and dining room which has a gas fireplace and patio doors out to the garden. Also off the hall is the study which sits to the front of the property, and the kitchen breakfast room. The kitchen has integrated appliances including a dishwasher, double oven & hob, and a fridge and gives access through to the lounge and utility room with a separate cloakroom. The utility also has a back door leading to the driveway.

Upstairs the main bedroom benefits from a dressing area, multiple built-in wardrobes and en-suite bathroom. There are three further double bedrooms, the second bedroom also having built-in wardrobes, and a shower room completes the first floor.

Outside the block paved driveway provides ample parking with gated access to the garage with loft storage, power & light, and a personal door to the garden. The rear garden is mostly laid to lawn with a patio seating area and shrub borders.



Please note the marker reflects the postcode not the actual property

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