



**Masterton Road
Stamford PE9 1SN**

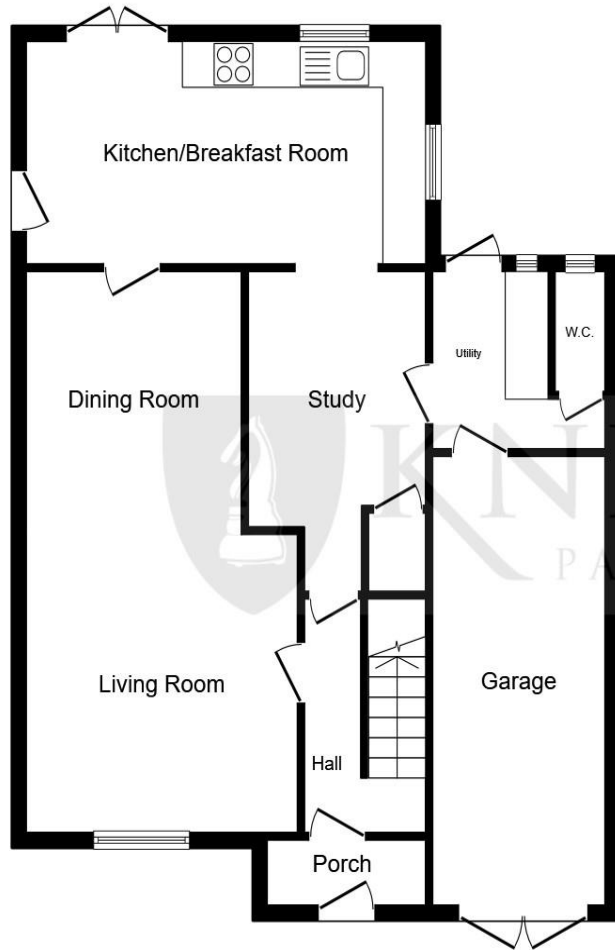


KNIGHT
PARTNERSHIP

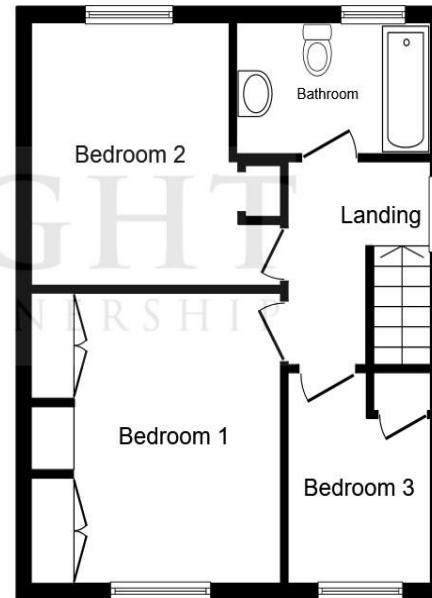
Welcome to
Masterton Road

This beautifully presented and spacious home is situated in this popular residential area offering easy access to local schooling, Supermarkets and other local amenities, as well as being within easy reach of the town centre.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Study

8' 1" x 9' (2.46m x 2.74m)

Utility & Cloakroom

Living/Dining Room

12' 5" x 23' 9" (3.78m x 7.24m)

Kitchen Diner

18' 5" x 9' 6" (5.61m x 2.90m)

Bedroom One

10' 10" x 12' (3.30m x 3.66m)

Bedroom Two

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Three

7' 2" x 9' 9" (2.18m x 2.97m)

Bathroom

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

Masterton Road

- Remodelled & Refurbished
- Lounge with Wood Burning Stove
- Kitchen Dining Room
- Utility & Cloakroom
- Integral Garage & Driveway
- Planning Permission For Loft Conversion
- Generous Garden with Spacious

Tenure: Freehold EPC Rating: Awaiting

£325,000

Much improved and thoughtfully configured by the current owner this extended home offers a flexible and family friendly layout with accommodation comprising: Entrance porch with built in storage and door through to the hallway with oak flooring leading through to the living room now fitted with wood burning stove. From the living room are glazed doors opening up to the dining area and dual aspect kitchen, with further French doors opening on to the terrace. The kitchen is fitted with a Butler sink, integrated hob and oven whilst offering space for a fridge freezer and dishwasher. From the kitchen is an area dedicated to library and home office space with doorway back through to the hall. In addition is a cloakroom and utility room with access through to integral single garage and rear garden. Upstairs the Principal bedroom benefits from two built in wardrobes, and there are two further bedrooms the smaller of which also benefitting from built in storage. The family bathroom is fitted with a white three piece suite with a shower over the bath.

The loft is boarded and benefits from both a skylight and ladder, the current owner has full planning and drawings to convert the loft.

To the front, the garden is gravelled to offer access to the garage, provide parking and an outdoor electrical point has been installed. To the rear is a spacious paved terrace across the full width of the property with steps down to a lawn with established fruit trees and raised beds.



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



KNIGHT
PARTNERSHIP

Property Ref:
SMD104415 - 0002