



**Blackthorn**  
**Stamford PE9 4BG**

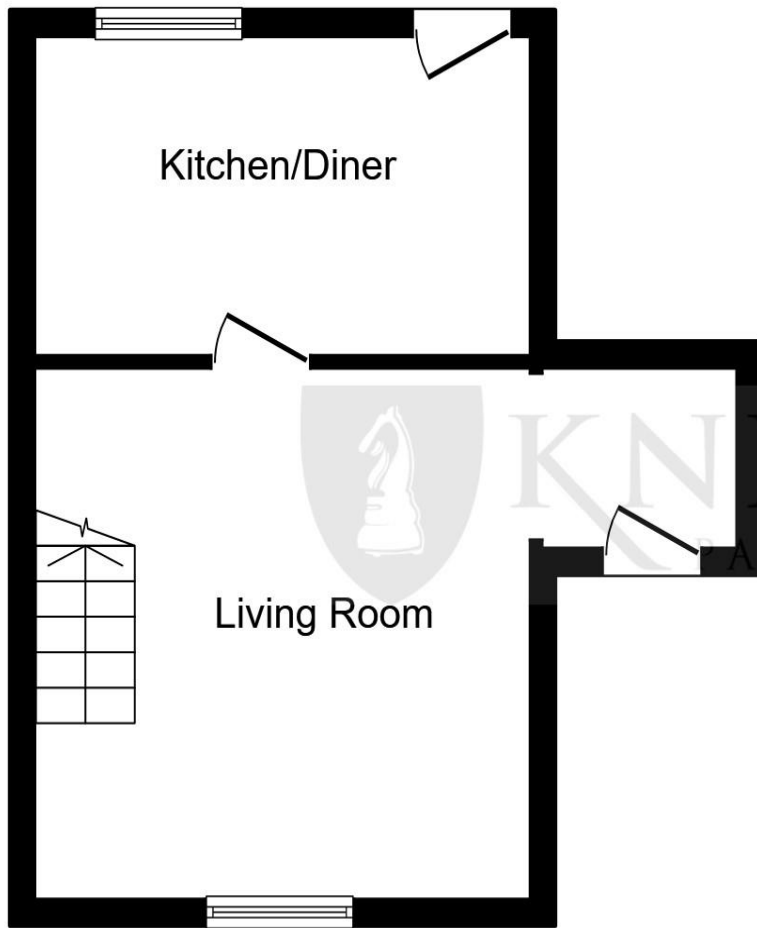


**KNIGHT**  
PARTNERSHIP

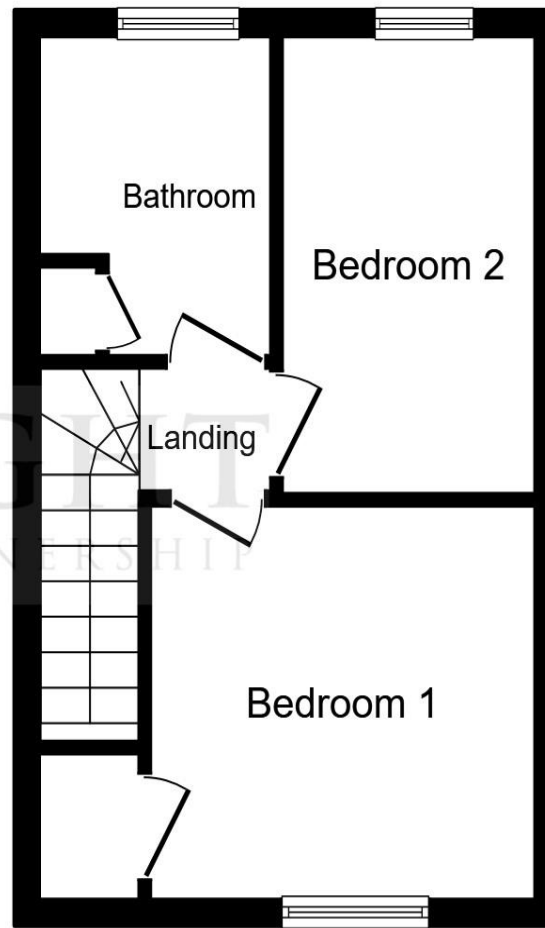
## *Welcome to* **Blackthorn**

Situated in a quiet cul-de-sac location in a sought-after residential area of Stamford with easy access to the A1 and local amenities.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

12' 9" x 10' 2" ( 3.89m x 3.10m )

**Kitchen**

13' x 7' 10" ( 3.96m x 2.39m )

**Stairs & Landing**

**Bedroom One**

9' 10" x 9' 7" ( 3.00m x 2.92m )

**Bedroom Two**

11' 3" x 6' 7" ( 3.43m x 2.01m )

**Bathroom**

6' 1" x 8' 1" ( 1.85m x 2.46m )

**Outside**

**Front & Rear Gardens**

**Two Allocated Parking Spaces**

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

## Blackthorn

- Ideal Buy To Let or Starter Home
- Well Kept Home in Popular Area
- Two Allocated Parking Spaces
- Generous Rear Garden
- No Onward Chain

Tenure: Freehold EPC Rating: D

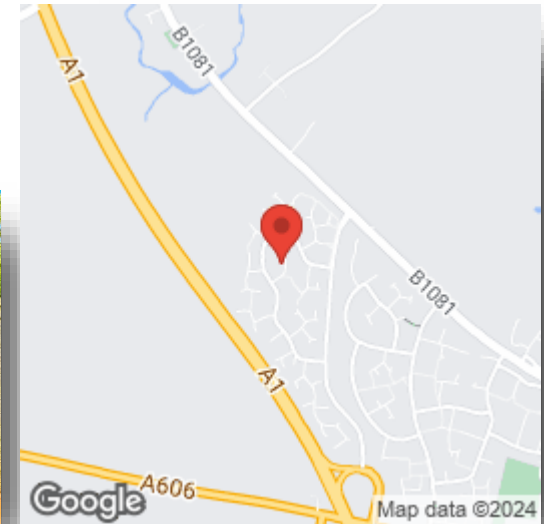
offers over

# £200,000

This well-kept starter home offers accommodation comprising; Entrance Hall opening into the lounge with under stair storage cupboard and door off to the breakfast kitchen. The kitchen has been configured to offer an integrated oven and hob with space for both washing machine and dishwasher and a fridge freezer. The stairs lead up from the lounge to landing with two similarly sized bedrooms and bathroom fitted with a white three-piece suite including a shower over the bath, an airing cupboard within the bathroom completes the accommodation.

The gardens to front and rear are mainly laid to lawn with some mature shrubs, the rear garden has a patio in addition and via gated access from the rear of the property are two allocated parking spaces.

The property is available with no onward chain and viewing is recommended!



Please note the marker reflects the postcode not the actual property

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Property Ref:

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