



**Girton Way
Stamford PE9 1JJ**

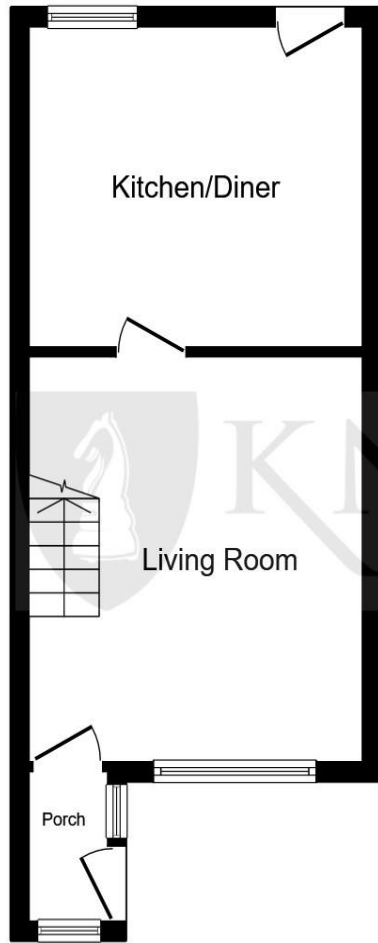


KNIGHT
PARTNERSHIP

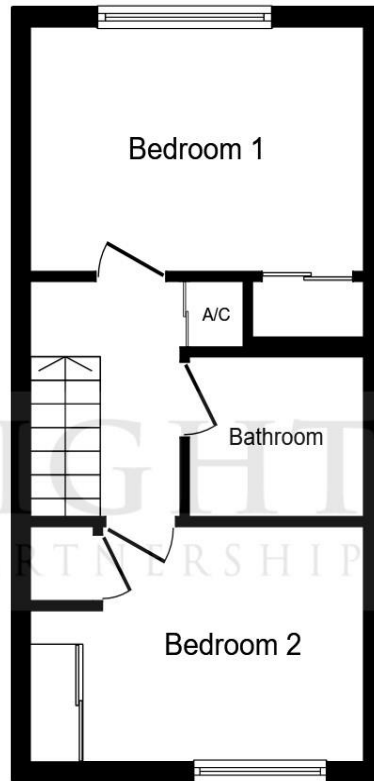
Welcome to
Girton Way

Situated in a cul de sac location is this well-kept home enjoying fabulous field views. Convenient to local amenities, schooling and country walks alike!





Ground Floor



First Floor

Entrance Porch

Lounge

12' 9" x 14' 3" (3.89m x 4.34m)

Kitchen Dining Room

12' 8" x 11' 5" (3.86m x 3.48m)

Bedroom One

12' 8" x 8' 8" (3.86m x 2.64m)

Bedroom Two

10' 9" x 8' 3" (3.28m x 2.51m)

Shower Room

5' 9" x 6' 9" (1.75m x 2.06m)

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 Girton Way

- Beautifully Presented Starter Home
- Ideal for First Time Buyers
- Two Double Bedrooms
- Fabulous Refitted Shower Room
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: C

offers over

£230,000

Much improved by the current owner is this well-appointed starter home with accommodation comprising: Entrance porch, bright and spacious lounge with door through to the kitchen breakfast room to the rear of the property. The refitted kitchen benefits from integrated appliances including oven and hob and offers space for a fridge freezer and washing machine. There is a part glazed door to the garden allowing stunning views of the fields beyond.

Upstairs are two double bedrooms both benefitting from built in storage, the bathroom has been refitted to provide a stunning walk-in shower, WC and basin.

The front garden has been gravelled to provide off road parking, there is also a garage en bloc at the end of the terrace. The rear garden is mainly laid to lawn with patio and flower border. There is gated pedestrian access to the rear.



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:

SMD104048 - 0002