



**Drift Avenue  
Stamford PE9 1UY**

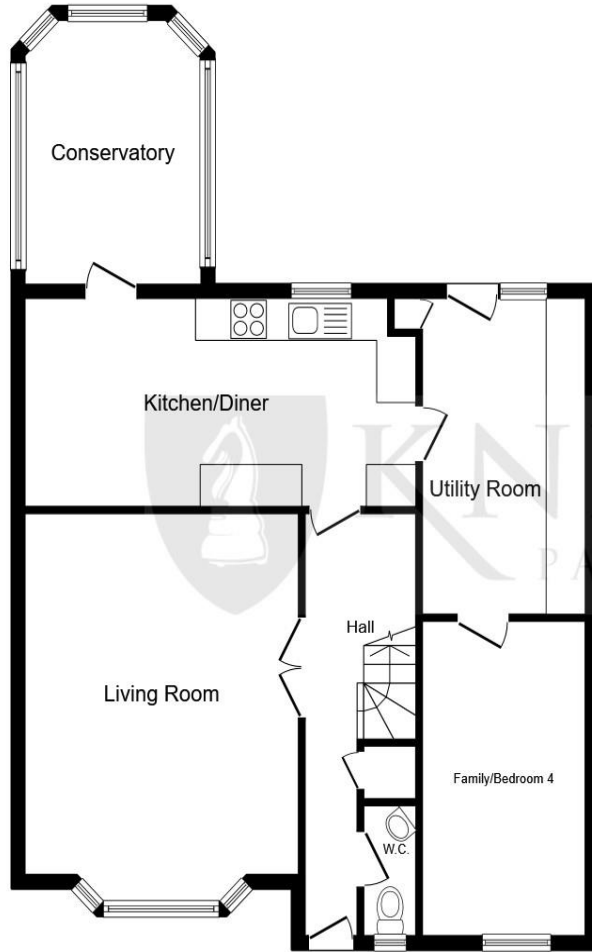


**KNIGHT**  
PARTNERSHIP

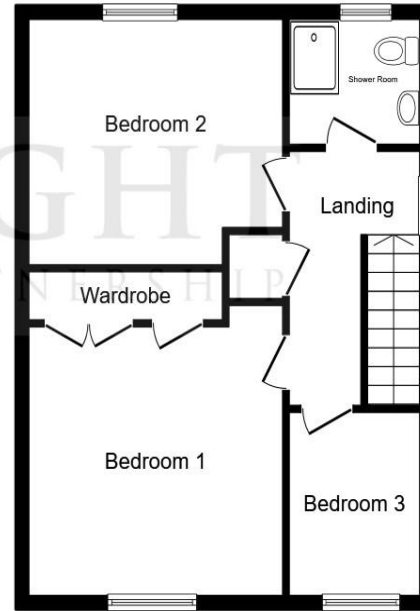
*Welcome to*  
**Drift Avenue**

Situated in a cul-de-sac location within easy reach of the town centre and various local amenities including supermarkets and schooling is this spacious and well-presented family home.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

12' 2" x 16' 3" ( 3.71m x 4.95m )

**Kitchen Diner**

19' 8" x 8' 8" ( 5.99m x 2.64m )

**Utility Room**

7' 5" x 12' 7" ( 2.26m x 3.84m )

**Conservatory**

11' 9" x 8' ( 3.58m x 2.44m )

**Bedroom One**

12' x 125' ( 3.66m x 38.10m )

**Bedroom Two**

10' 6" x 10' 2" ( 3.20m x 3.10m )

**Bedroom Three**

7' 6" x 8' 11" ( 2.29m x 2.72m )

**Bedroom Four**

7' 2" x 15' 4" ( 2.18m x 4.67m )

**Shower Room**

5' 8" x 7' 3" ( 1.73m x 2.21m )

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

### Drift Avenue

- Well-presented & Well-appointed
- Spacious Detached Family Home
- Kitchen Diner & Utility
- Block Paved Forecourt Offering Ample Parking
- Well-kept Enclosed Garden
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

# £375,000

A well-presented bay-fronted extended family home offering spacious accommodation comprising:

Entrance Hall with cloakroom and coat cupboard, there are glazed double doors through to the light and bright lounge with feature fireplace. Also from the hall is the refitted kitchen diner with integrated appliances including oven and hob, fridge freezer and space for a dishwasher. From the kitchen is the utility room with space for tumble dryer, washing machine and additional freezer and beyond the garage has been converted and is currently being used as a bedroom but could also serve as a home office or hobby room. From the dining area is a glazed sliding door into the conservatory with French doors onto the patio.

Upstairs there are three bedrooms the largest of which benefits from built in wardrobes, the family bathroom has been refitted to offer a walk-in shower, WC, vanity unit and basin.

Outside the property lies behind a block paved forecourt offering ample parking, to the rear the garden is landscaped to offer a lawn with shrub borders, patio and two sheds offering storage. To the side of the property is a lockable passageway providing access to the garden from the front.



Please note the marker reflects the postcode not the actual property

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Property Ref:

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