



**11 Champion Grove
Stamford PE9 4BY**

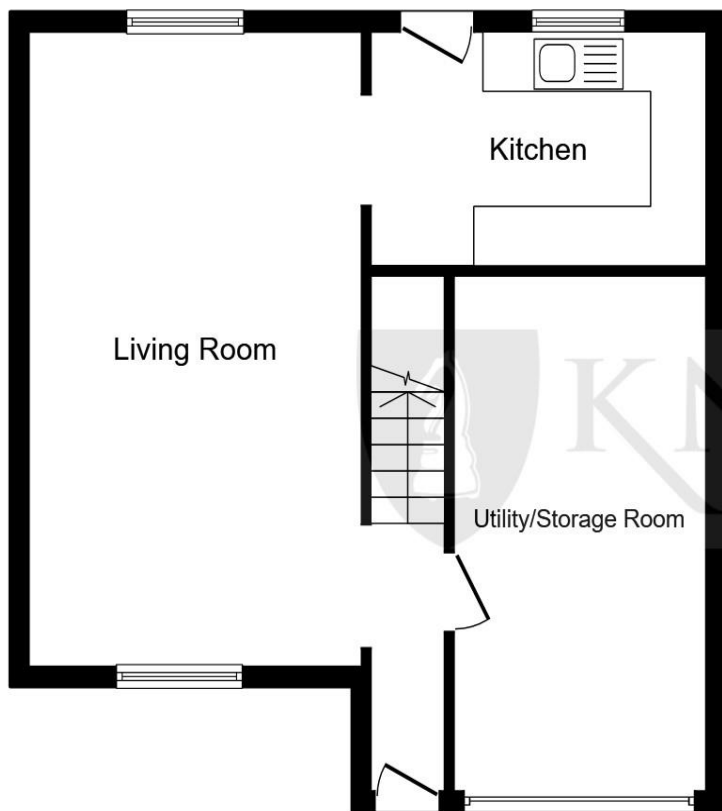


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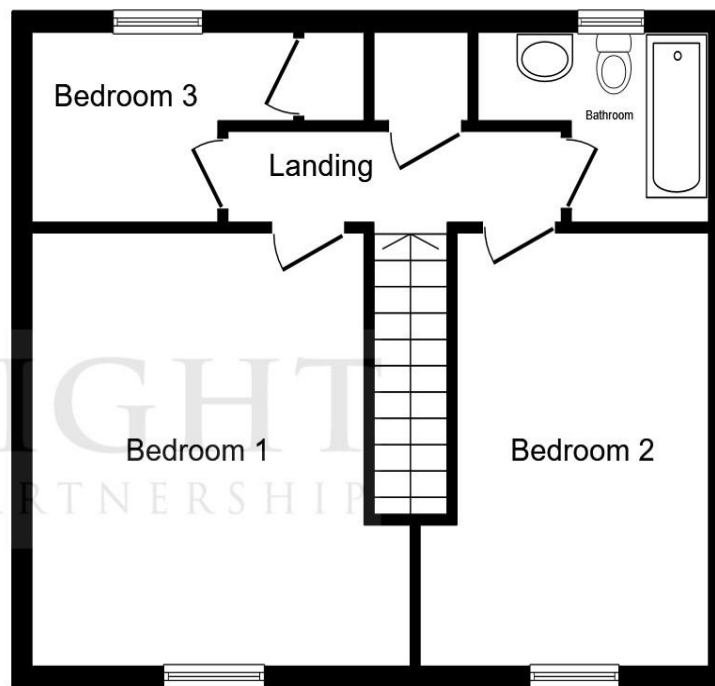
Welcome to
11 Champion Grove

Situated in a popular development on the outskirts of the town, offering easy access to local schools, local amenities, and the A1 for fast commuting, is this three-bedroom semi-detached home.





Ground Floor



First Floor

Entrance Porch

Lounge Diner

20' 2" x 12' 4" (6.15m x 3.76m)

Utility/Store

15' 8" x 8' 1" (4.78m x 2.46m)

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Bedroom One

12' 10" x 9' (3.91m x 2.74m)

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

Bedroom Three

8' 5" x 7' 2" (2.57m x 2.18m)

Bathroom

6' 7" x 7' 5" (2.01m x 2.26m)

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

11 Champion Grove

- Well-Presented Semi-Detached Home
- Three Bedrooms
- Lounge Dining Room
- Utility & Store Room
- Close To Local Schooling & Amenities
- Easy Access to the A1
- Driveway

Tenure: Freehold EPC Rating: C

£270,000

A well-presented light and bright home offering accommodation comprising; Entrance porch leading through to the dual aspect lounge dining room. The garage has been converted to provide a store and utility room with door off the main living area, there is also a doorway through from the lounge to the refitted kitchen with space for a dishwasher, cooker and fridge freezer. From the kitchen is a part glazed door opening onto the beautifully kept garden.

Upstairs are two similarly sized double bedrooms and a third bedroom with built in wardrobe. The bathroom has been refitted to offer a three-piece suite with shower over the bath.

Outside the property benefits from a gravelled drive to the front with gated access at the side to the rear garden which has well stocked flower borders, patio and lawn.



Please note the marker reflects the postcode not the actual property

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