



Gresley Drive  
Stamford PE9 2ZB



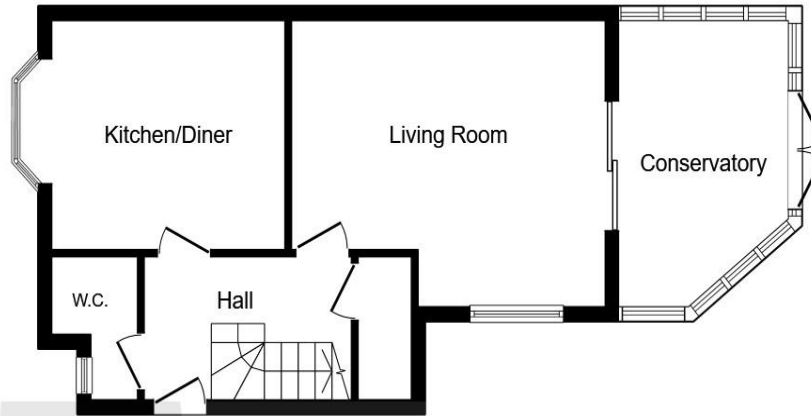
**KNIGHT**  
PARTNERSHIP



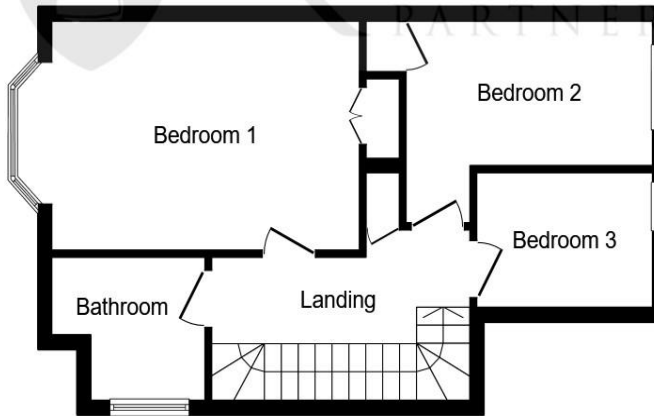
*Welcome to*  
**Gresley Drive**

Situated in a highly popular development, within a stones' throw of Stamford train station, the Meadows and The George Hotel, whilst also being within a short walk of the town centre.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Kitchen Breakfast Room**

10' 6" x 13' 5" ( 3.20m x 4.09m )

**Lounge**

15' 6" x 13' 5" ( 4.72m x 4.09m )

**Conservatory**

13' 1" x 6' 4" ( 3.99m x 1.93m )

**Bedroom One**

14' 10" x 10' 7" ( 4.52m x 3.23m )

**Bedroom Two**

7' 1" x 12' 2" ( 2.16m x 3.71m )

**Bedroom Three**

5' 11" x 9' 4" ( 1.80m x 2.84m )

**Bathroom**

6' x 6' 10" ( 1.83m x 2.08m )

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

## Gresley Drive

- Immaculately Presented Home
- Close to the Train Station, Stamford Meadows & the Town Centre
- Three Bedrooms
- Two Allocated Parking Spaces
- Conservatory
- Low Maintenance Gardens

Tenure: Freehold EPC Rating: C

guide price

**£535,000**

The property is immaculately presented throughout and offers spacious accommodation briefly comprising: Entrance hall with a coat cupboard & under-stairs cupboard, and a cloakroom, which leads through to the kitchen to the front of the property with a bay window. The kitchen is fitted with a range of units and built-in appliances including a dishwasher, double oven & hob, microwave, and a fridge freezer, with space for a washing machine. The lounge, with dual aspect, has a gas fireplace and patio doors leading to the conservatory.

Upstairs off the landing there is a large airing cupboard and access to the loft space. The main bedroom has a bay window and built-in wardrobes, the second bedroom also has built-in wardrobes, and there is a third bedroom and family bathroom which has been refitted with a bath and separate shower cubicle.

Outside there is a low maintenance garden to the front, and the rear garden is south westerly facing and has a patio area, flower borders and a garden shed. There is gated access both to the front and to the rear parking area, of which there are two allocated spaces.

Viewing is highly recommended!



Please note the marker reflects the postcode not the actual property

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Property Ref:

SMD104494 - 0003