



Moray Close
Stamford PE9 2YT

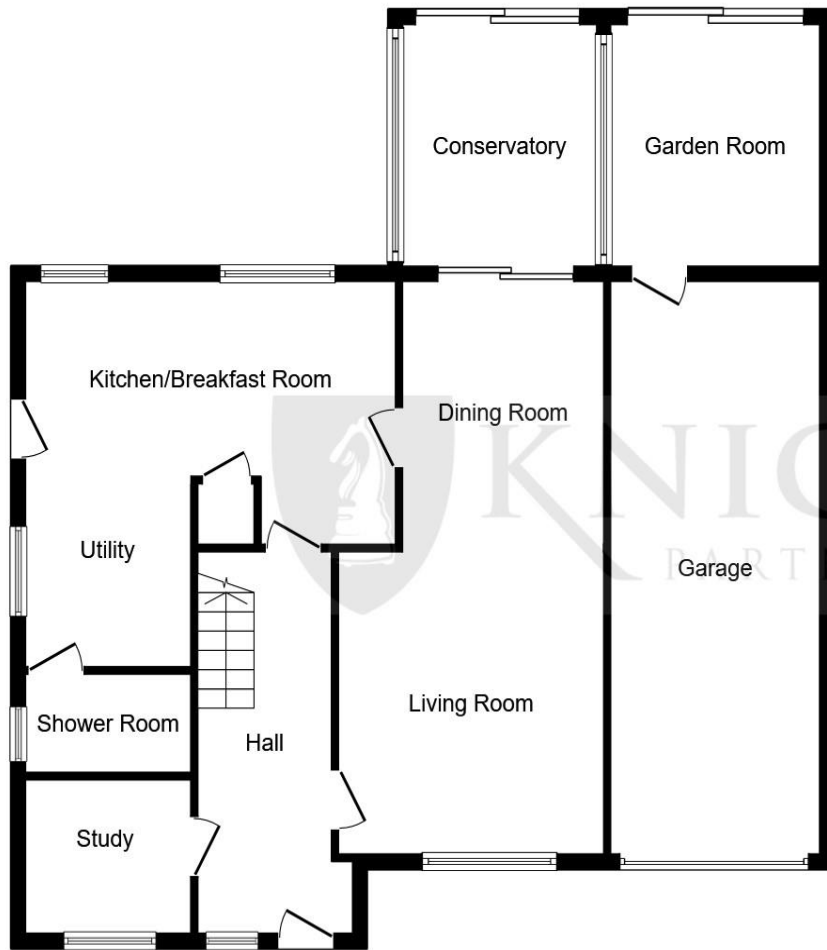


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PARTNERSHIP

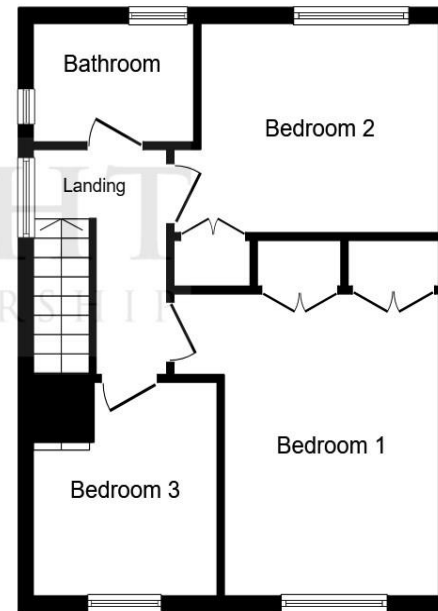
Welcome to
Moray Close

A spacious family home found on a generous corner plot offering ample further potential. This detached property is situated in a cul de sac location convenient to good local schooling and amenities.





Ground Floor



First Floor

Entrance Hall

Study

8' 2" x 5' 10" (2.49m x 1.78m)

Shower Room

Living/ Dining Room

23' 7" x 13' 4" (7.19m x 4.06m)

Conservatory

10' 1" x 8' 10" (3.07m x 2.69m)

Kitchen Dining Room

18' 11" x 15' 1" (5.77m x 4.60m)

Bedroom One

12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

Bedroom Three

9' 7" x 9' 4" (2.92m x 2.84m)

Bathroom

Garden Room

10' 3" x 8' (3.12m x 2.44m)

Garage

24' 5" x 8' (7.44m x 2.44m)

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

Moray Close

- Detached Home on a Spacious Plot
- Popular Residential Cul-De-Sac Location
- Close to Local Schooling & Easy Access to the A1
- Three Bedrooms
- Generous Block Paved Driveway

Tenure: Freehold EPC Rating: Awaited

guide price

£400,000

Thoughtfully configured, this bright and spacious home offers accommodation comprising; Entrance hall with door off to the lounge dining room with patio doors into the conservatory to the rear, in addition is a door through to the extended kitchen breakfast room, fitted with modern units and integrated appliances including, oven and hob, dishwasher, and fridge. There is space for a washing machine and tumble dryer and door through to a shower room. The kitchen can also be accessed from the hall and there is a study/bedroom four off the hall. Upstairs the Principal bedroom is fitted with built in wardrobes and airing cupboard, there are two further well-balanced bedrooms and refitted dual aspect bathroom.

The property is approached across a block paved forecourt offering ample parking and access to the oversized single garage with workspace and garden room to the rear. There is gated pedestrian access to the side of the property leading to the rear garden which is mainly laid with lawn and patio seating area.

Agents note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



Please note the marker reflects the postcode not the actual property

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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.

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