



**Stanley Street
Stamford, PE9 1EX**

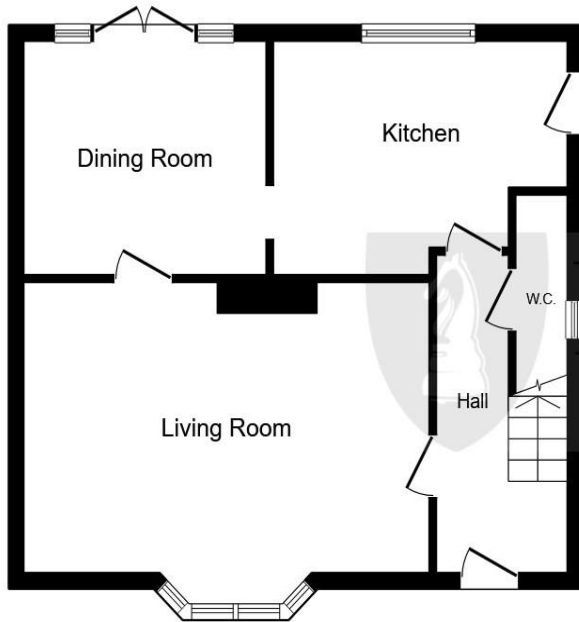


KNIGHT
PARTNERSHIP

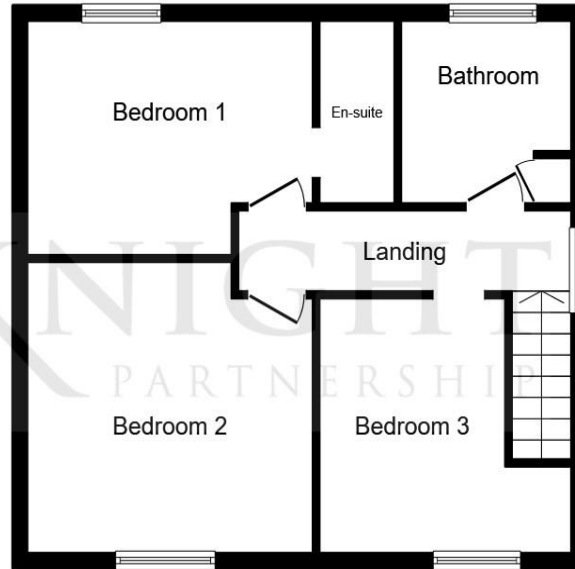
Welcome to Stanley Street

Situated conveniently to Stamford Town Centre is this detached property with potential, the property benefits from a driveway, garage and scope to create further off-road parking, the property is available with no onward chain and should be viewed to be fully appreciated!

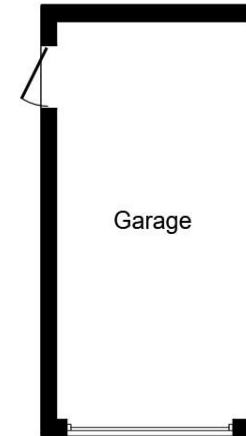




Ground Floor



First Floor



Garage

Entrance Hall

Cloakroom

Kitchen

13' 5" x 9' 9" (4.09m x 2.97m)

Dining Room

10' 10" x 9' 9" (3.30m x 2.97m)

Living Room

18' 1" x 12' 1" (5.51m x 3.68m)

Bedroom One

12' 9" x 9' 11" (3.89m x 3.02m)

En-Suite

Bedroom Two

12' 9" x 11' 10" (3.89m x 3.61m)

Bedroom Three

10' 7" x 7' 4" (3.23m x 2.24m)

Bathroom

Garage

16' 7" x 8' 7" (5.05m x 2.62m)

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

Stanley Street

- Property with Potential
- Detached Family Home
- Updating & Improvement Required
- Convenient To Stamford Town Centre
- Driveway & Garage

Tenure: Freehold EPC Rating: Awaited

guide price

£425,000

A detached family home in a central Stamford, thoughtfully configured to offer accommodation comprising, Entrance Hall with cloakroom and door through to the living room with bay window and feature fireplace. From the living room is a further door through to the bright and airy dining room benefitting from French doors opening onto the garden, there is a door through to the kitchen and a further door back to the entrance hall. The property is in need of updating but offers ample scope.

Upstairs are three well-balanced bedrooms, the master benefits from an ensuite and the family bathroom completes the first floor. Outside the property sits behind a low maintenance front garden, there is a driveway to the side leading to an oversized single garage. There is a rear garden mainly laid to lawn with hedge surrounding.

"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

 **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:

SMD104522 - 0003