



**Exeter Gardens  
Stamford PE9 2RN**





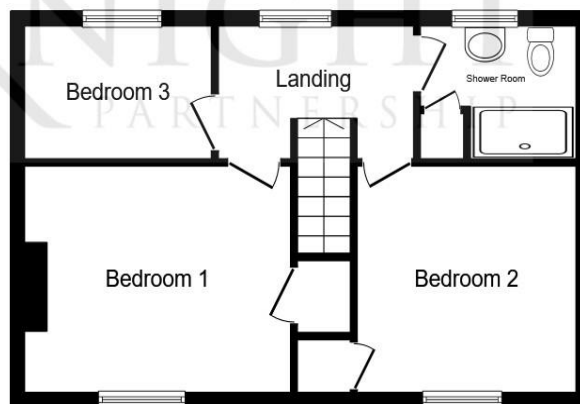
## *Welcome to* **Exeter Gardens**

Situated on one of Stamford's most sought after roads, is this three-bedroom semi-detached home. The property benefits from having a large garden, offering scope to extend & improve and the location allows for easy access to the town centre, and the A1 for fast commuting. No onward chain.

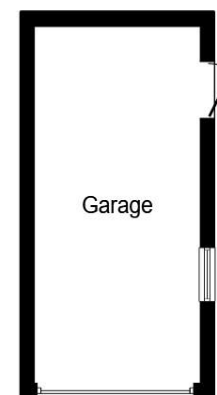




**Ground Floor**



**First Floor**



**Garage**

## Entrance Hall

## Living Room

16' 10" x 10' 7" ( 5.13m x 3.23m )

## Dining Room

14' 9" x 12' 7" ( 4.50m x 3.84m )

## Kitchen

7' x 15' 11" ( 2.13m x 4.85m )

## Rear Lobby

## WC

## Store Room

## Utility Room

5' 3" x 9' 3" ( 1.60m x 2.82m )

## Bedroom One

10' 5" x 12' 10" ( 3.17m x 3.91m )

## Bedroom Two

10' 10" x 10' 7" ( 3.30m x 3.23m )

## Bedroom Three

6' 1" x 9' 3" ( 1.85m x 2.82m )

## Shower Room

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

## Exeter Gardens

- Ever Sought After Location with Good Access to the Town Centre
- Potential To Extend & Improve
- Three Bedroom Home
- Generous Garden
- Driveway & Garage
- No Chain

Tenure: Freehold EPC Rating: D

offers over

**£500,000**

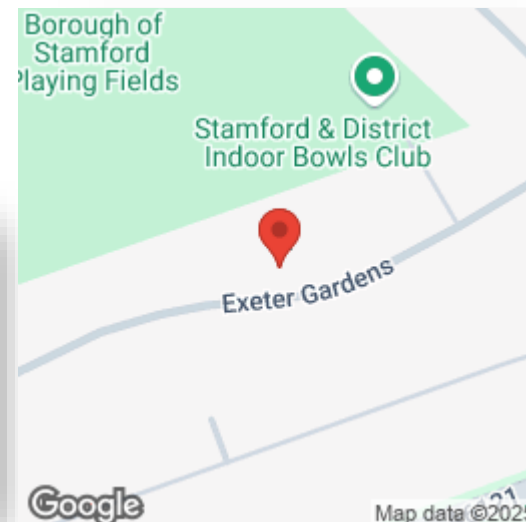
A property with potential occupying a generous plot, with accommodation comprising: Entrance Hall from which is a door to the dual aspect lounge and separate dining room with opening through to the kitchen beyond. There is a rear lobby with access to the WC, store and utility room and in addition, access out to both the driveway and rear garden.

Upstairs are two generous bedrooms to the front both with built-in wardrobes, a further bedroom to the rear and a family shower room.

The property is set back from the road with lawned gardens to front, and a driveway to the side leading to a detached brick-built garage. The rear garden is particularly secluded with no risk of development behind.

The property lends itself to further development subject planning permission and should be viewed to be appreciated.

"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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Property Ref:  
SMD103493 - 0002



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