



**Tobias Grove**  
**Stamford PE9 4BD**

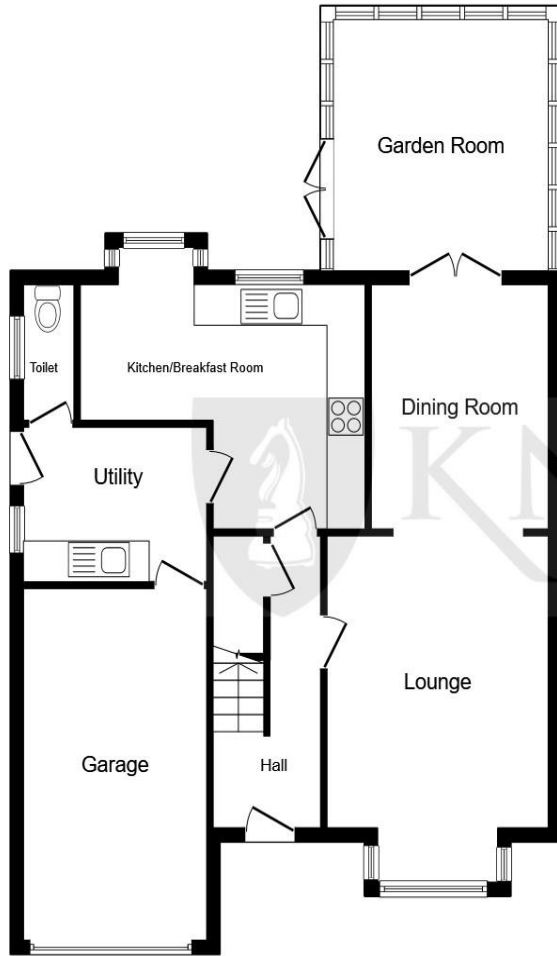




## *Welcome to* **Tobias Grove**

This well-presented four-bedroom detached home situated in a cul-de-sac position, with easy access to local schooling and amenities and the A1 for fast commuting. The property benefits from generous accommodation and field views beyond the rear garden.





**Ground Floor**



**First Floor**

## Entrance Hall

### Lounge

14' 8" x 12' ( 4.47m x 3.66m )

### Dining Room

12' 2" x 9' 8" ( 3.71m x 2.95m )

### Garden Room

12' 7" x 11' 4" ( 3.84m x 3.45m )

### Kitchen Breakfast Room

15' 3" x 12' 2" ( 4.65m x 3.71m )

### Utility Room

9' 3" x 7' 5" ( 2.82m x 2.26m )

### Cloakroom

### Bedroom One

12' x 13' 5" ( 3.66m x 4.09m )

### Dressing Area

### En-Suite Shower Room

### Bedroom Two

14' x 13' 6" ( 4.27m x 4.11m )

### Bedroom Three

14' 8" x 8' 9" ( 4.47m x 2.67m )

### Bedroom Four

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

### Bathroom

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*

## Tobias Grove

- Spacious Four Bedroom Family Home
- Well-Appointed Accommodation
- Lounge Dining Room & Garden Room
- Kitchen Breakfast Room
- Main Bedroom with Dressing Area & En-Suite Shower Room
- Cul-De-Sac Location
- Close To Local Schooling & Amenities

Tenure: Freehold EPC Rating: D

guide price

**£475,000**

This immaculately presented home offers well-appointed accommodation briefly comprising: Spacious entrance hall with access to the lounge which has a walk-in bay window and feature fireplace. The lounge opens to the dining room with French doors to the garden room which has French doors out the rear garden. Also off the hall is the kitchen breakfast room with a range of units and integrated appliances including a double oven and 5 ring gas hob, a dishwasher and fridge/freezer. The kitchen has access to the utility room with side access to outside & into the garage and has space for a washing machine and tumble dryer with the cloakroom off.

Upstairs the main bedroom has a dressing area and en-suite shower room, with three further bedrooms and a three-piece bathroom suite with a shower over the bath.

Outside the garden to the rear is split into two levels, mainly laid to lawn with a patio area and an established flower bed and border, with an open field beyond. To the front there is a block-paved driveway providing off road parking and a single garage.

Viewing is highly recommended!



Please note the marker reflects the postcode not the actual property

 **01780 765060**

 [mailroom@knightpartnership.com](mailto: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.



Property Ref:  
SMD104834 - 0002



**KNIGHT**  
PARTNERSHIP