



**Stanley Street,
Stamford, PE9 1EX**



KNIGHT
PARTNERSHIP

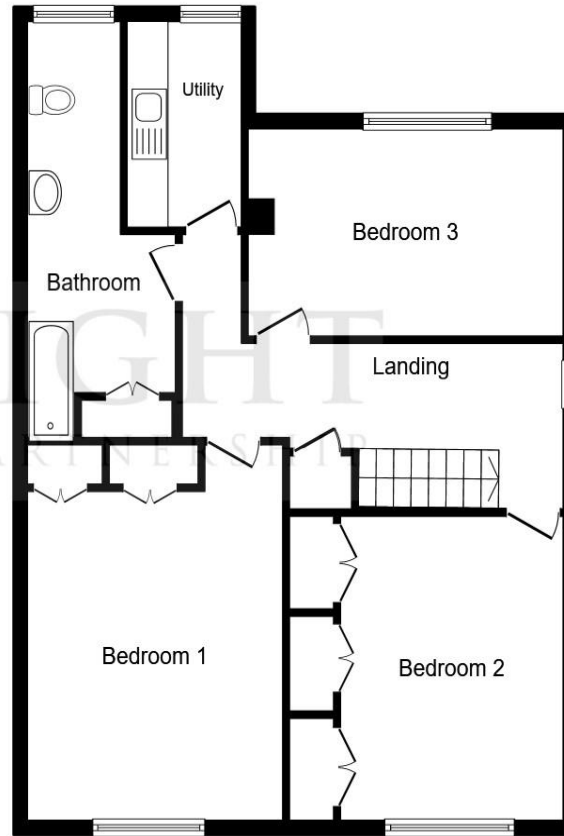
Welcome to **Stanley Street**

A well-kept spacious and bright property with potential, situated in a quiet location convenient to the town centre offering flexible accommodation over two floors, close to the Recreation Ground, Stamford School and Stamford High Street with all it has to offer!





Ground Floor



First Floor

Entrance Hall

Dining Room

17' 1" x 11' 2" (5.21m x 3.40m)

Lounge

15' 3" x 13' 4" (4.65m x 4.06m)

Snug/Bedroom Four

14' 5" x 9' 5" (4.39m x 2.87m)

Kitchen

12' 4" x 11' 2" (3.76m x 3.40m)

Conservatory

14' 3" x 9' 1" (4.34m x 2.77m)

Shower Room

Bedroom One

18' 1" x 13' (5.51m x 3.96m)

Bedroom Two

13' 11" x 13' 5" (4.24m x 4.09m)

Bedroom Three

15' 6" x 9' 7" (4.72m x 2.92m)

Utility Room

7' 3" x 4' 9" (2.21m x 1.45m)

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

Welcome to

Stanley Street

- Property with Potential!
- Town Centre Location
- Spacious & Flexible Accommodation
- 3/4 Double Bedrooms, Two Bathrooms
- South Westerly Courtyard Garden
- Quiet & Sought After Location
- No Onward Chain

Tenure: Freehold EPC Rating: D

offers over

£425,000

Conveniently located property offering further potential, situated close to the town centre in a quiet area and configured to offer accommodation comprising: Entrance Hall with parquet flooring and door through to a snug which has previously been arranged to provide a fourth bedroom and benefits from built in storage. Also from the hall is the spacious dining room with parquet flooring and under stair cupboard and opening through to the lounge at the rear of the property with a feature fireplace and patio doors opening into the conservatory. Again, from the hall is the kitchen with part glazed door through to the conservatory overlooking the courtyard garden. A shower room completes the ground floor accommodation.

Upstairs are three double bedrooms, two benefitting from built-in wardrobes, there is a utility room from the landing and family bathroom.

The front of the property is block paved and has previously served as off road parking, to the rear is a south westerly aspect courtyard garden with gated access from the access lane.

The property is available with no onward chain and offers ample further potential, viewing is highly recommended.



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.



Property Ref:
SMD103991 - 0002



KNIGHT
PARTNERSHIP