



**Laughton Drive  
Stamford PE9 2JW**



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PARTNERSHIP



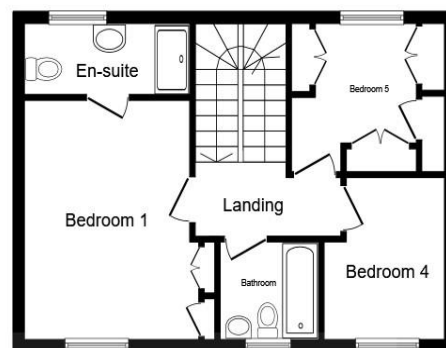
## *Welcome to* **Laughton Drive**

This beautifully presented, spacious detached family home is situated in a popular residential development with easy access to local amenities and schooling, whilst also offering easy access to the town centre. Viewing is highly recommended!

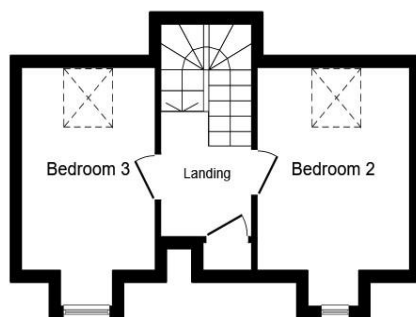




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

23' 3" x 9' 9" ( 7.09m x 2.97m )

**Kitchen Dining Room**

19' 2" x 8' 8" ( 5.84m x 2.64m )

**Bedroom One**

14' 2" x 8' 10" ( 4.32m x 2.69m )

**En-Suite Shower Room**

6' 4" x 4' ( 1.93m x 1.22m )

**Bedroom Four**

7' 2" x 10' 1" ( 2.18m x 3.07m )

**Bedroom Five**

8' 1" x 8' 2" ( 2.46m x 2.49m )

**Bathroom**

6' 6" x 5' 7" ( 1.98m x 1.70m )

**Bedroom Two**

9' 10" x 11' 7" ( 3.00m x 3.53m )

**Bedroom Three**

8' 9" x 11' 7" ( 2.67m x 3.53m )

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*

## Laughton Drive

- Spacious Three Storey Detached Family Home
- Five Bedrooms, Two Bathrooms
- Well-Presented Accommodation
- Within Walking Distance of Malcolm Sargent Primary School
- Private Lawned Garden
- Driveway & Garage
- Viewing Recommended!

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

guide price

**£550,000**

Set over three floors, the accommodation briefly comprises: Entrance hall with cloakroom and under-stair cupboard, leading to the lounge with French doors out to the garden. The kitchen dining room is fitted with a range of units and integrated appliances including an oven & hob, dishwasher, washing machine and fridge freezer, and French doors out to the garden.

Upstairs on the first floor is the main bedroom with an en-suite shower room, bedroom four/office and bedroom five/dressing room and the family bathroom with a shower over the bath.

On the second floor there are two further double bedrooms.

Outside there is a driveway to the right of the property offering ample off-road parking and leading to a single garage with a personal door through to the rear garden. The garden offers a good degree of privacy, mainly laid to lawn with a patio seating area and mature shrubs and borders.



Please note the marker reflects the  
postcode not the actual property

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