



Laughton Drive
Stamford PE9 2JW



KNIGHT
PARTNERSHIP

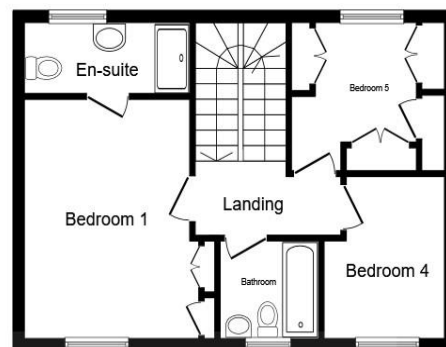
Welcome to
Laughton Drive
Stamford

*****NO FORWARD CHAIN***** 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!

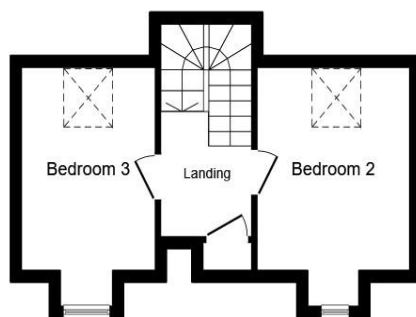




Ground Floor



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

Welcome to Laughton Drive Stamford

- Spacious Three Storey Detached Family Home
- Five Bedrooms, Two Bathrooms
- Well-Presented Accommodation
- Within Walking Distance of Malcolm Sargent Primary School
- Private Sun Filled Lawned Garden
- Driveway for Multiple Cars & Garage
- No Chain

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

offers over

£525,000

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

 **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:
SMD102327 - 0006



KNIGHT

PARTNERSHIP