



**Braemar Close
Stamford PE9 2YS**

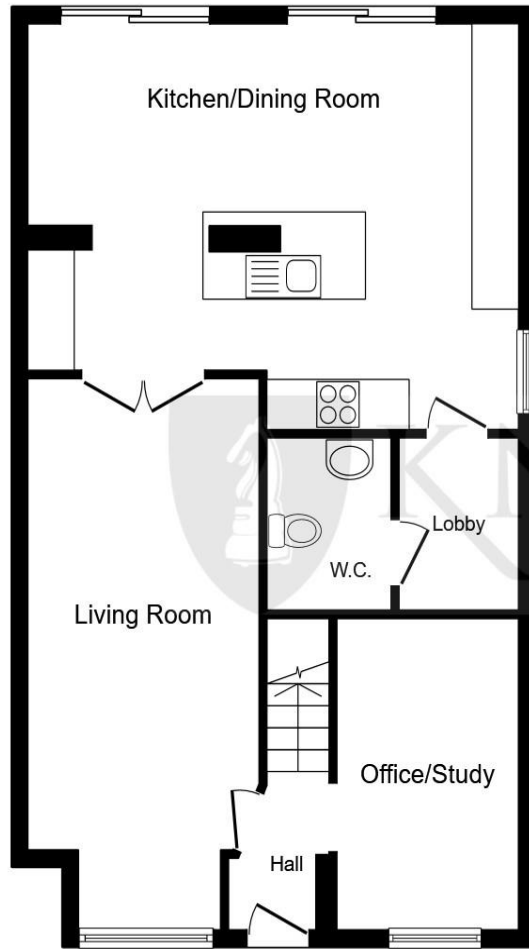


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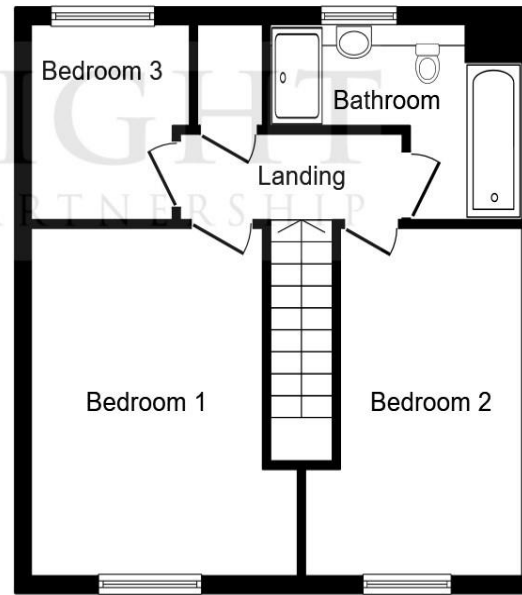
Welcome to
Braemar Close
Stamford

This lovely three-bedroom semi-detached home has been extended to offer generous and well-presented accommodation and is situated in a cul-de-sac position within a sought-after location within the town, with easy access to local schooling and amenities.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Living Room

14' 11" x 8' 11" (4.55m x 2.72m)

Study

11' 9" x 7' 10" (3.58m x 2.39m)

Kitchen Dining Room

15' 11" x 20' 6" (4.85m x 6.25m)

Utility Cupboard

3' 1" x 3' 4" (0.94m x 1.02m)

Bedroom One

13' 7" x 8' 11" (4.14m x 2.72m)

Bedroom Two

8' 1" x 13' 6" (2.46m x 4.11m)

Bedroom Three

6' 8" x 5' 10" (2.03m x 1.78m)

Bathroom

5' 6" x 9' 10" (1.68m x 3.00m)

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 Braemar Close Stamford

- Beautifully Fitted Kitchen Dining Room
- Extended Three-Bedroom Home
- Corner Plot with Generous Private Garden
- Lounge with Walk-in Bay Window
- Study/Additional Reception Room
- Re-Fitted Bathroom with Separate Shower Cubicle
- Driveway Providing Off Road Parking

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

offers over
£365,000

Having been much improved by the current owner the property offers immaculately presented accommodation throughout, briefly comprising Entrance hall with wooden flooring leading through to the study/snug. Also off the hall is the living room with a large walk-in bay window and glazed double doors opening to the kitchen. The beautifully fitted kitchen dining room has been extended and has built-in appliances including a wine cooler, dishwasher and washing machine, and two patio doors leading to the rear garden. Off the kitchen is a storage cupboard leading through to the cloakroom.

Upstairs there are three bedrooms and the family bathroom which has been re-fitted with a separate shower cubicle and bath.

Outside there is a block paved driveway to the front providing off road parking and gated side access to the garden. The property occupies a generous corner plot so offers a generous rear garden with a good degree of privacy and is mainly laid to lawn with a shed, and patio and decked seating areas, with mature trees.



Please note the marker reflects the
postcode not the actual property

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