



**Drift Road  
Stamford PE9 1UZ**



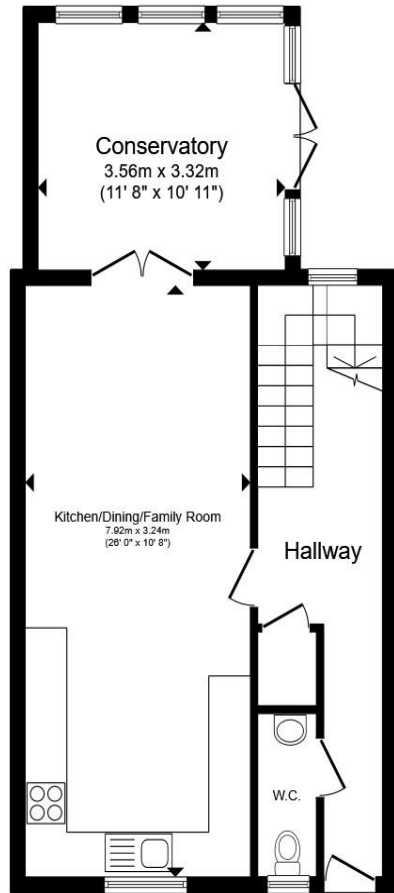
**KNIGHT**  
PARTNERSHIP



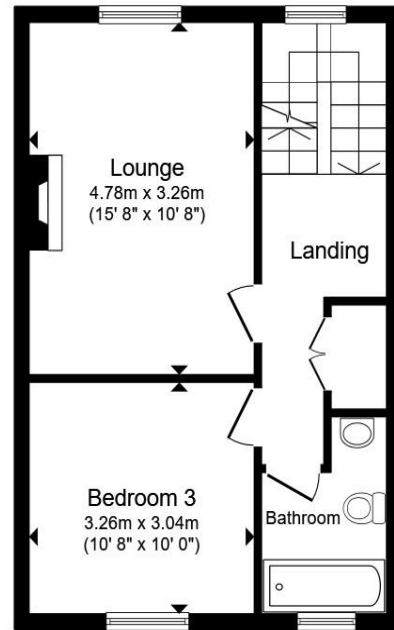
## *Welcome to* **Drift Road**

This well-presented three-storey town house is situated in a popular location offering excellent access to the town centre with local schooling & supermarkets nearby. The property benefits from a kitchen dining room, principal bedroom with en-suite shower room and has a garage and off-road parking.

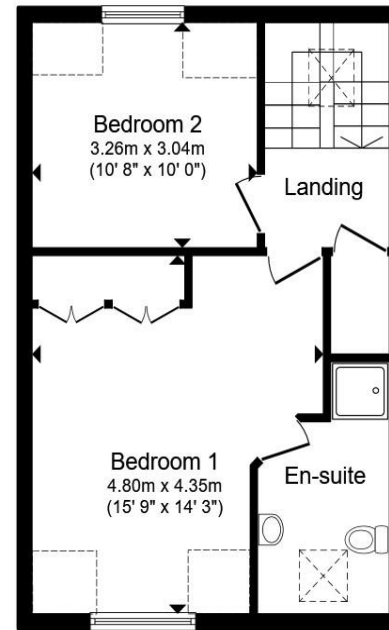




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 134.7 sq.m. (1,449 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

*Welcome to*

## Drift Road

- Convenient For Local Schooling & Amenities
- Well-Presented Three-Storey Town House
- Kitchen Dining Room with Log Burner
- Conservatory
- Principal Bedroom with En-Suite
- Garage & Off-Road Parking
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£350,000**

Offering spacious and well-presented accommodation briefly comprising: Entrance hall with cloakroom and under-stairs cupboard leading to the generous kitchen dining room which is fitted with a range of units and built-in oven and hob with space for appliances including a washing machine, dishwasher & fridge freezer with a log burning stove and French doors to the conservatory which in turn leads out to the rear garden.

On the first floor is the living room with a feature fireplace, a double storage cupboard, bedroom three and the family bathroom fitted with a white suite with a shower over the bath.

The principal bedroom is located on the top floor with an en-suite shower room and built-in wardrobes, along with bedroom two.

Outside to the rear is the courtyard garden with a woodshed, and access to the single garage & off-road parking.

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:  
SMD105182 - 0002



**KNIGHT**  
PARTNERSHIP