



 **KNIGHT**
FOR SALE
01780 765060
www.knight.co.uk

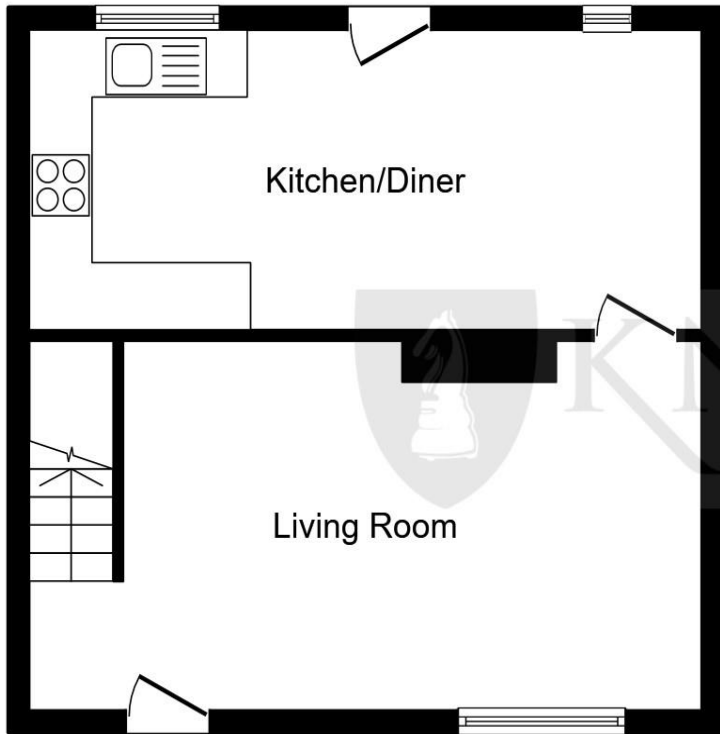
**Abbots Close
Stamford PE9 2ND**

 **KNIGHT**
PARTNERSHIP

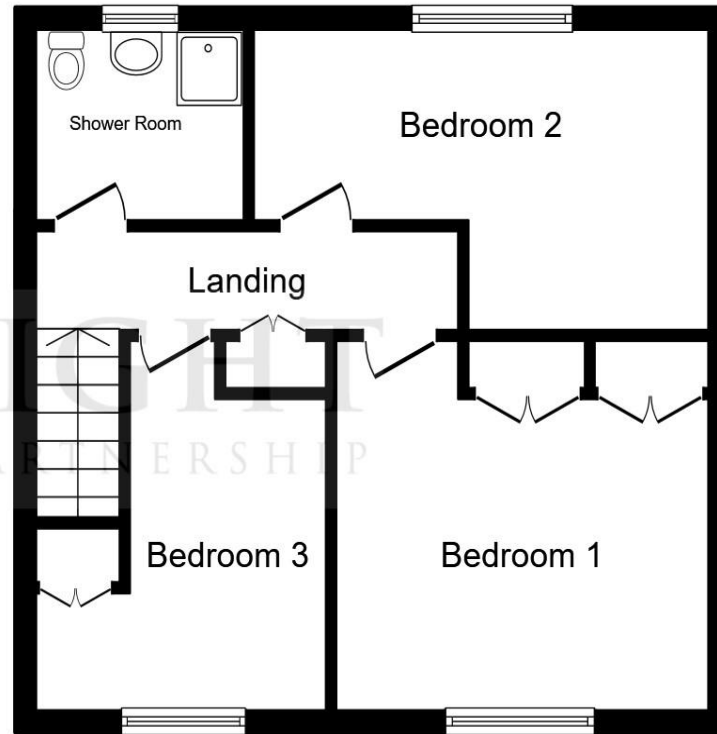
Welcome to
Abbotts Close

Situated in a cul de sac location convenient to Burghley Park, Stamford town centre and with easy access to the A1, this beautifully refurbished property has the benefit of a south westerly facing garden.





Ground Floor



First Floor

Living Room

18' 4" x 11' (5.59m x 3.35m)

Kitchen

21' 1" x 8' 9" (6.43m x 2.67m)

Bedroom One

11' 11" x 9' 3" (3.63m x 2.82m)

Bedroom Two

8' 7" x 12' 7" (2.62m x 3.84m)

Bedroom Three

9' 1" x 9' 5" (2.77m x 2.87m)

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

Abbotts Close

- Beautifully Presented Home
- Refurbished Throughout To a High Standard
- Lounge with Underfloor Heating & Woodburning Stove
- Fabulous Refitted Kitchen Dining Room
- Replacement Doors, and Windows with Plantation Blinds
- Low Maintenance South Westerly Aspect Garden
- Close To Stamford Town Centre
- No Chain

Tenure: Freehold EPC Rating: C

guide price

£280,000

Approached via a low maintenance front garden this spacious home has undergone a full renovation in recent years resulting in a beautifully finished property offering thoughtfully configured accommodation comprising; Entrance into the lounge with underfloor heating and a wood burning stove, door through to the dining area which is open to the stunning kitchen fitted with integrated appliances including a double oven and hob, fridge freezer, dishwasher and washing machine. There is a door opening onto the rear garden with artificial lawn and a decked dining area, benefitting from a south westerly aspect and gated pedestrian rear access.

Upstairs are three well balanced bedrooms all fitted with built in wardrobes and a fabulous refitted wet room completing the accommodation.

This property is available with no onward chain and 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.



KNIGHT
PARTNERSHIP

Property Ref:

SMD103144 - 0003