



Gresley Drive  
Stamford, PE9 2ZB

**Asking Price £525,000**

Richardson

## Gresley Drive

Stamford, PE9 2ZB

Situated in a superb location just a short stroll to the famous George Hotel, Stamford station and over the Stamford Meadows in to the Stamford town centre, this extremely well presented stone built semi detached home offers light and airy accommodation over two floors. Updated and well maintained by the current vendor, the entrance hall has built in storage cupboard and a refitted cloakroom. The refitted kitchen diner has plenty of storage, work surface area and range of built in appliances, with a lovely walk in bay window to the front allowing plenty of natural light. The sitting room has replacement French doors opening to the garden and a timber flooring which extends throughout the ground floor living areas. To the first floor, there are three well proportioned bedrooms with two having built in wardrobes/storage and the master also having a walk in bay window. There is also a refitted bathroom with fully tiled walls and floor. Externally, the property is set back with a gravel maintained shrubs with block paved driveway to the side to the parking. Gated side access to the rear paved garden with further shrubs and a lovely summer house with power and light connected.

Entrance hall

Cloakroom





**Kitchen diner**  
13'8" max x 9'10" (4.18m max x 3.02m)

**Sitting room**  
15'1" x 12'9" (4.62m x 3.91m)

**First floor land**

**Bedroom**  
14'4" max x 9'10" (4.37m max x 3.02m)

**Bedroom**  
12'8" x 9'10" (3.87m x 3.02m)

**Bedroom**  
8'7" x 6'2" (2.63m x 1.9m)

**Bathroom**

**External details**

The property is located in what is considered one of Stamford's prime locations with easy access to the station, Stamford town centre and The George Hotel all being a short stroll away. The easy to maintain paved rear garden is totally enclosed with a summer house and an open aspect to the rear. There is allocated parking to the side with a further garden area to the side and front.

**Services**

All mains services are connected

**Council Tax**

South Kesteven Tax Band E

**Communication**

According to Openreach: Ultrafast Full Fibre is available

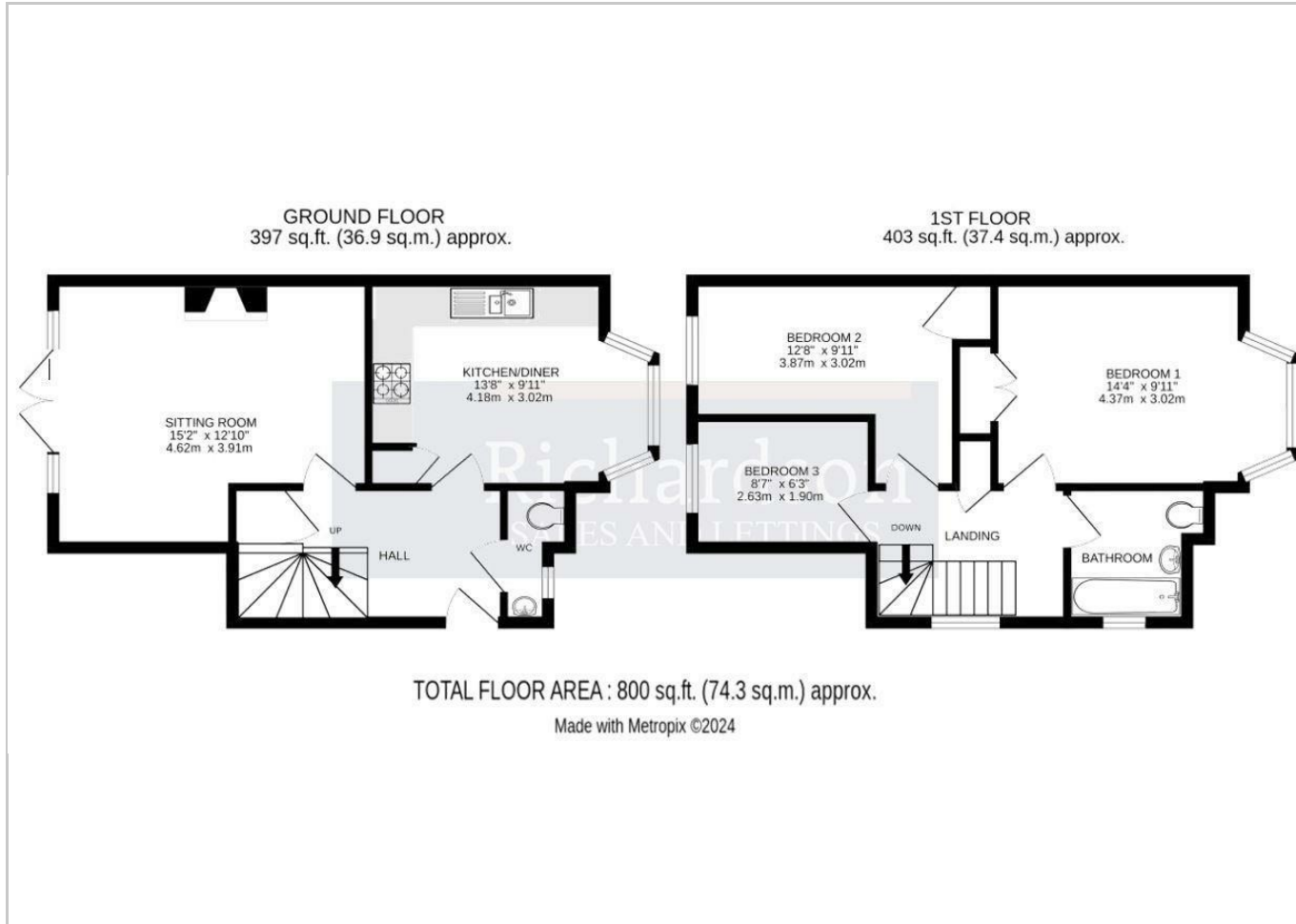
According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

**Viewing**

Telephone appointment with  
Richardson 01780 762433  
post@richardsonsurveyors.co.uk



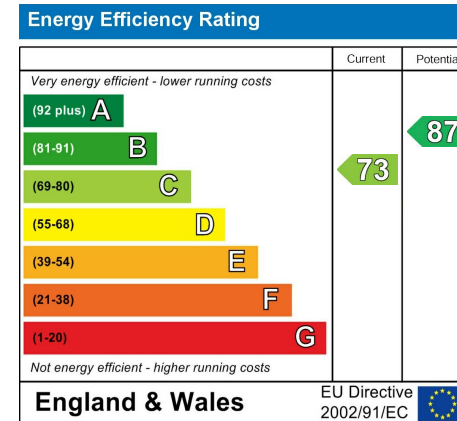
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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**01780 762433**