



Troon Close

Stamford, PE9 2TW

Price Guide £239,500

Richardson

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A well maintained and presented 2 bedroom home within a small cul-de-sac in the popular established 'Scottish Estate' to the north west of the town centre. The property benefits from replacement UPVC double glazing, gas central heating with a refitted kitchen breakfast room and a modern bathroom. The accommodation comprises reception porch, good sized living room with laminated flooring, kitchen breakfast room with sliding patio door to the outside, built in cooker, gas hob and extractor fan. To the first floor 2 good sized bedrooms with built in or recess for wardrobes, and a refitted white bathroom with independent electric shower over bath. The property is positioned within a small cul-de-sac with an open plan front laid to lawn with a driveway providing off road parking. The driveway continues to the side of the property (small car only) and leads to the detached garage with power and light connected. Enclosed rear garden with patio and lawn.

Entrance porch

Living room

14'6" x 13'11" (4.42m x 4.26m)

Kitchen breakfast

13'10" x 9'4" (4.22m x 2.86m)

First floor landing





Bedroom
10'8" max x 10'11" (3.27m max x 3.33m)

Bedroom
7'9" x 9'6" (2.38m x 2.91m)

Bathroom

External details

Open plan front garden with lawns and driveway providing off road parking. Driveway to the side for a small car leads to the detached garage. Enclosed rear garden with paved patio lawns and storage.

Council Tax

South Kesteven Council Tax Band B

Services

All mains services connected

Communication

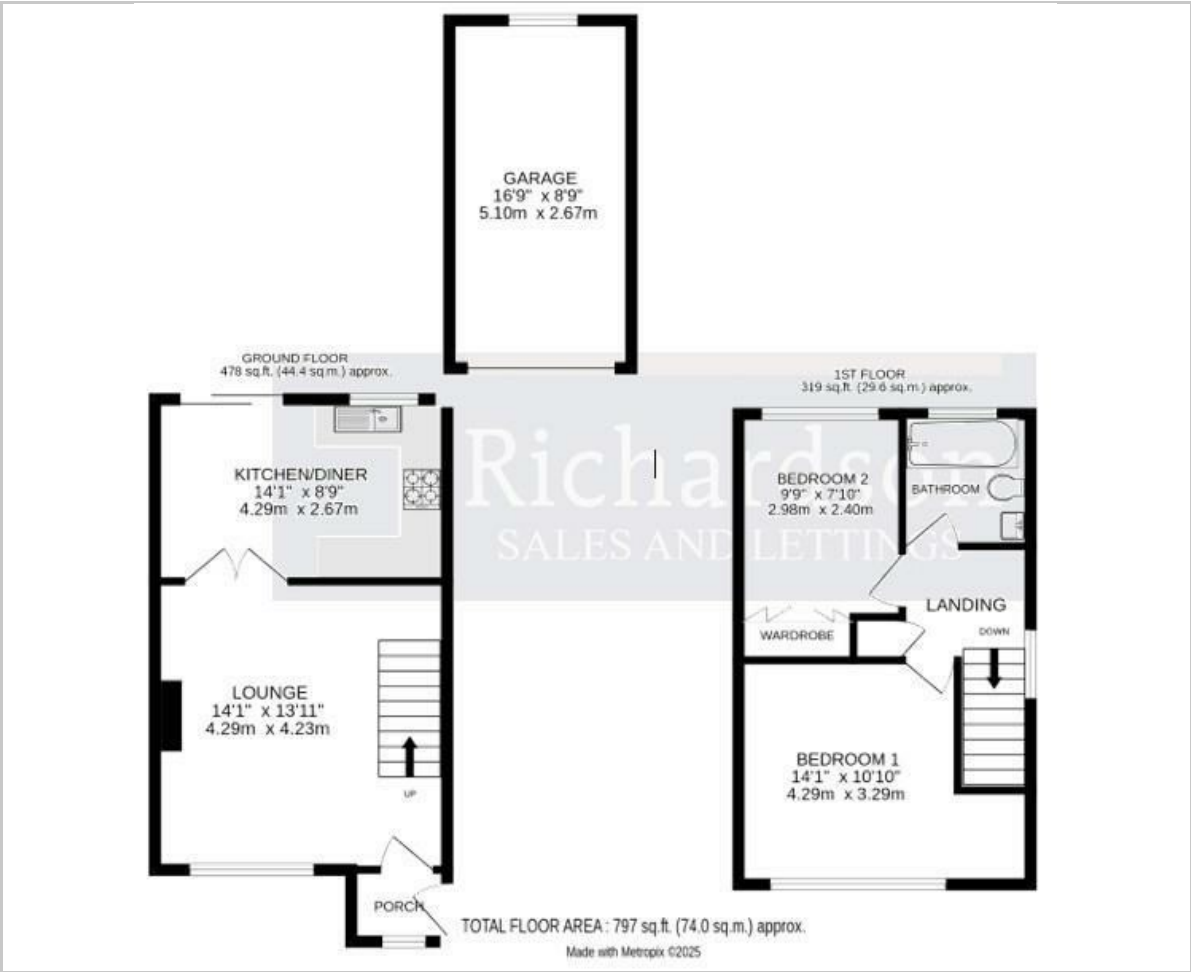
According to Ofcom mobile coverage is likely with EE indoors. According to Ofcom Ultrafast Broadband coverage is available

Viewing

By telephone appointment with Richardson.
post@richardsonsurveyors.co.uk



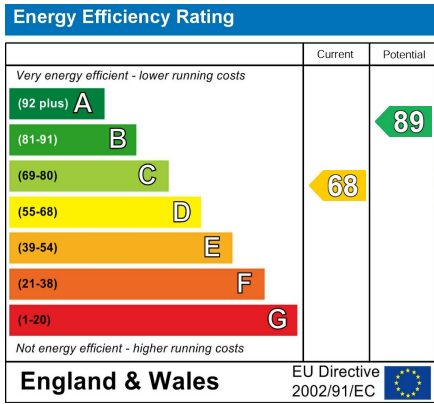
Floor Plan



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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