



**Montrose Close  
Stamford PE9 2TJ**



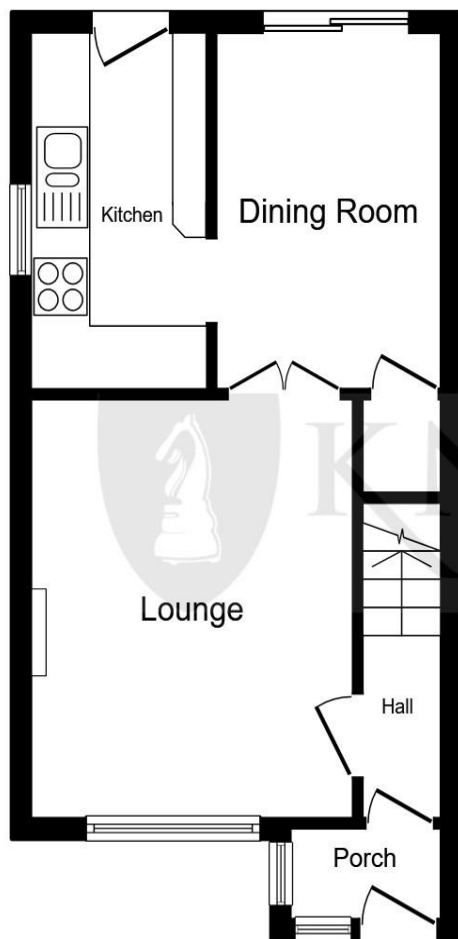
**KNIGHT**  
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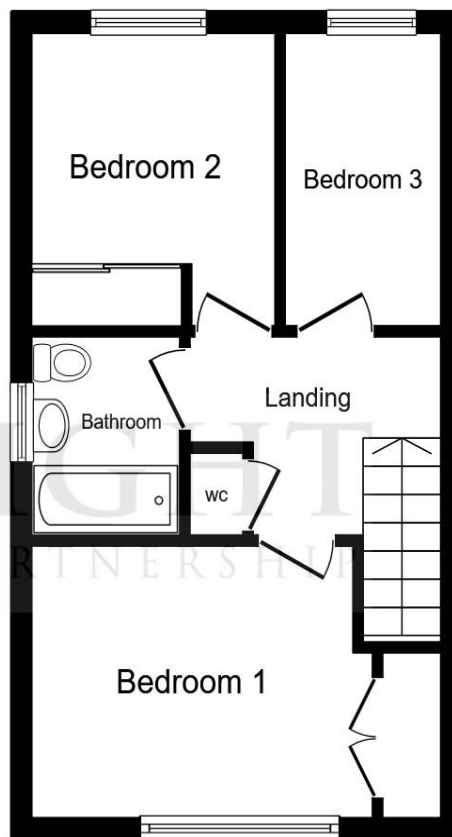
*Welcome to*  
**Montrose Close**  
Stamford

This well-presented three-bedroom semi-detached home is situated in a quiet location within a popular part of the town, offering excellent access to local schooling and amenities, and the A1 for fast commuting.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge**

10' 10" x 12' 11" ( 3.30m x 3.94m )

**Dining Room**

11' 7" x 7' 9" ( 3.53m x 2.36m )

**Kitchen**

11' 7" x 6' ( 3.53m x 1.83m )

**Bedroom One**

11' 8" x 8' 6" ( 3.56m x 2.59m )

**Bedroom Two**

8' 4" x 9' 4" ( 2.54m x 2.84m )

**Bedroom Three**

9' 2" x 5' 3" ( 2.79m x 1.60m )

**Bathroom**

6' 5" x 5' 1" ( 1.96m x 1.55m )

**Additional Wc/Ac**

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](http://www.focalagent.com)

## Welcome to Montrose Close Stamford

- Quiet Location Close to Schooling & Amenities
- Well-Presented Accommodation
- Three Bedrooms
- Separate Dining Room
- Ample Block-Paved Driveway
- Enclosed Lawned Garden
- No Chain

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

offers over  
**£260,000**



Please note the marker reflects the  
postcode not the actual property

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