



**Kingsdown Drive
Stamford PE9 2WA**

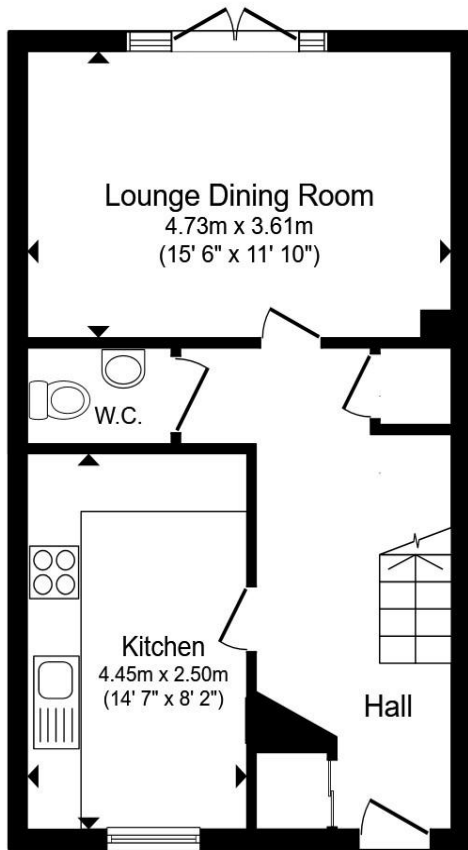


KNIGHT
PARTNERSHIP

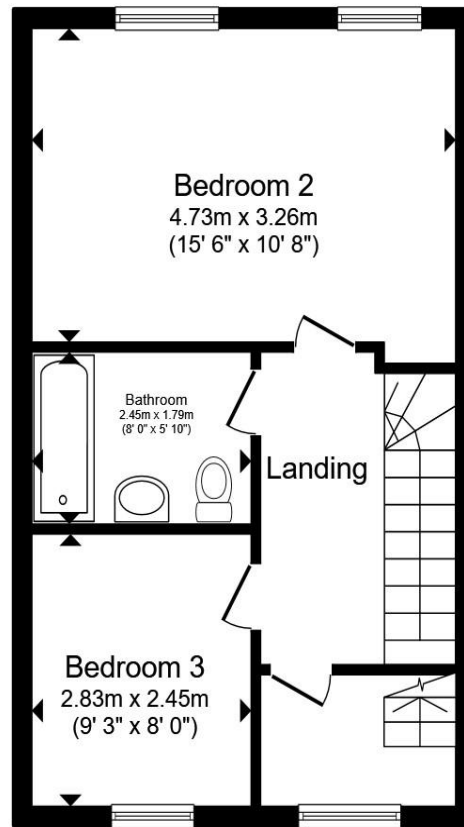
Welcome to
Kingsdown Drive

This well-presented three-storey town house is situated in a popular modern development with excellent access to local schooling, amenities and the A1 for fast commuting.

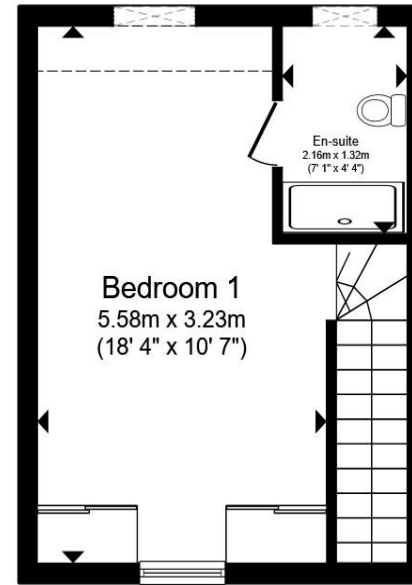




Ground Floor



First Floor



Second Floor

Total floor area 99.5 sq.m. (1,071 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



Welcome to

Kingsdown Drive

- Well-presented town house
- Three bedrooms
- Kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Driveway for off road parking
- Popular modern development
- Easy access to local schooling & amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£375,000

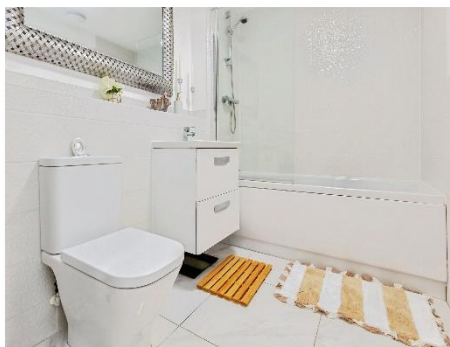
The accommodation briefly comprises: Entrance hall with stairs to the first floor and cloakroom leading to the kitchen breakfast room which is fitted with a range of modern units with integrated appliances including a double oven & hob, fridge freezer and washing machine. The lounge dining room has French doors out to the rear garden.

On the first floor there are two bedrooms and a family bathroom fitted with a vanity sink unit and a shower over the bath.

The top floor principal bedroom has an en-suite shower room.

A driveway to side provides off road parking with a gate into the rear garden which is laid to lawn with a patio seating area.

Viewing is highly recommended!



Please note the marker reflects the postcode not the actual property

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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.

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