



Melrose Close Stamford, PE9 2TH

This well-presented three-bedroom semi-detached home is situated in a quiet residential area of Stamford, within convenient reach of local amenities, schools and transport links. The property offers practical family accommodation including a spacious living and dining area, a fitted kitchen, three bedrooms and a family bathroom.

Externally the home benefits from off-road parking and a single garage en-bloc and a generous rear garden, making it suitable for families or professionals looking for a comfortable home in a desirable market town location.

£265,000

Melrose Close

Stamford, PE9 2TH



- 3 Bedroom Semi Detached House
- Lounge & Dining Room
- Established Rear Garden
- Overlooking Green to Front
- Kitchen
- Single Garage En-Bloc
- Close to Malcolm Sargent School
- 3 Bedrooms & Family Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

Lounge Diner

20'9" x 14'2" (6.32m x 4.32m)

Kitchen

7'11" x 10'4" (2.41m x 3.15m)

Landing

6'10" x 9'9" (2.08m x 2.97m)

Bedroom 1

10'2" x 10'9" (3.10m x 3.28m)

Bedroom 2

10'7" x 7'4" (3.23m x 2.24m)

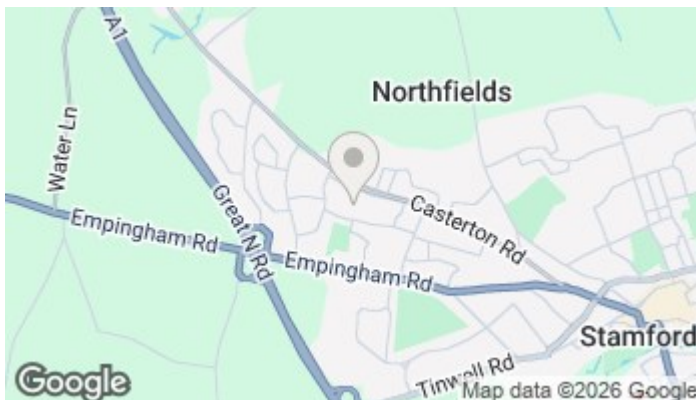
Bedroom 3

7'5" x 6'7" (2.26m x 2.01m)

Family Bathroom

7'10" x 6'4" (2.39m x 1.93m)

Single Garage En-Bloc



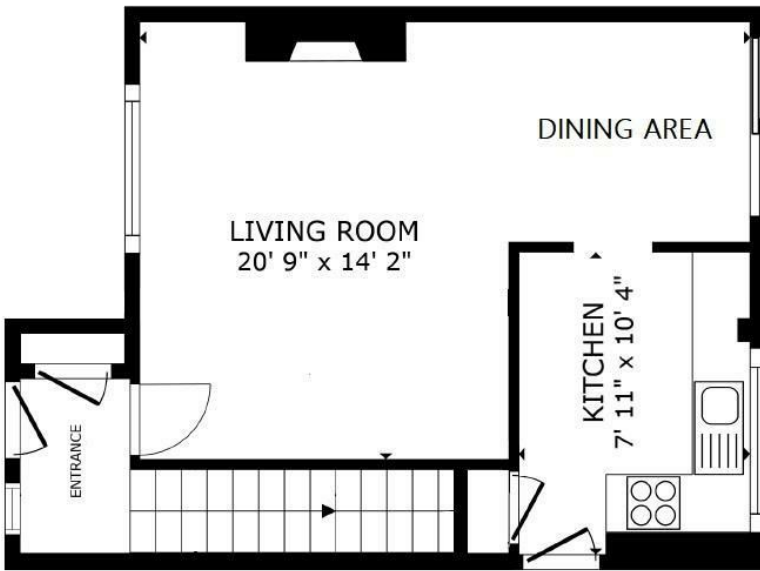
Directions

Please use the following postcode for Sat Nav guidance - PE9 2TH





Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 392 sq.ft. FLOOR 2 348 sq.ft.
 TOTAL : 740 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	