



Falkirk Close  
Stamford PE9 2TU



*Welcome to*  
**Falkirk Close**  
**Stamford**

Beautifully presented extended family home situated in a quiet cul-de-sac location in a sought after area of Stamford within catchment area for good schooling and with easy access to local amenities including shops and post office.





Floorplan Awaited

**Entrance Hall**

**Cloakroom**

4' 5" x 2' 8" ( 1.35m x 0.81m )

**Study**

8' 5" x 8' 8" ( 2.57m x 2.64m )

**Living Room**

17' 2" x 13' 11" ( 5.23m x 4.24m )

**Kitchen/Dining Room**

18' 10" x 17' ( 5.74m x 5.18m )

**Utility Room**

8' 8" x 8' 9" ( 2.64m x 2.67m )

**Bedroom One**

10' 3" x 9' ( 3.12m x 2.74m )

**Bedroom Two**

9' 8" x 8' 5" ( 2.95m x 2.57m )

**Bedroom Three**

7' 11" x 7' 4" ( 2.41m x 2.24m )

**Bathroom**

7' 1" x 5' 4" ( 2.16m x 1.63m )

# Welcome to Falkirk Close Stamford

- Beautifully Presented Family Home
- Extended Kitchen Family Room
- Spacious Sunny Aspect Garden
- Ample Storage & Off-Road Parking
- Utility Room & Downstairs WC
- Sought After Area
- Convenient To Local Schooling & Amenities
- Viewing Recommended!!

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

guide price  
**£400,000**



Much improved by the current owner this extended, and thoughtfully configured property offers accommodation comprising; Entrance Hall with door off to the front aspect lounge with double doors leading through to the kitchen benefitting from bi-fold doors opening onto the garden. The kitchen has space for a free-standing fridge freezer and is fitted with integrated appliances including dishwasher, oven and hob. Off the kitchen is a utility room with space for washing machine and tumble dryer, there is a ground floor cloakroom and home office or fourth bedroom.

Upstairs are three bedrooms the larger of which benefit from built in wardrobes. There is a family bathroom with three piece suite including a shower over the bath.

Outside to the front the property is approached across a generous block paved driveway offering off road parking for multiple vehicles, there is no longer a full-size garage, but ample storage remains. The south easterly aspect rear garden is predominantly laid to lawn with patio across the rear of the house, there is a garden shed and gated access to the side.

Viewing is highly recommended!

Please note the marker reflects the  
postcode not the actual property

01780 765060

mailroom@knightpartnership.com

3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

knightpartnership.com

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.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**KNIGHT**  
PARTNERSHIP

Property Ref:  
SMD105384 - 0011