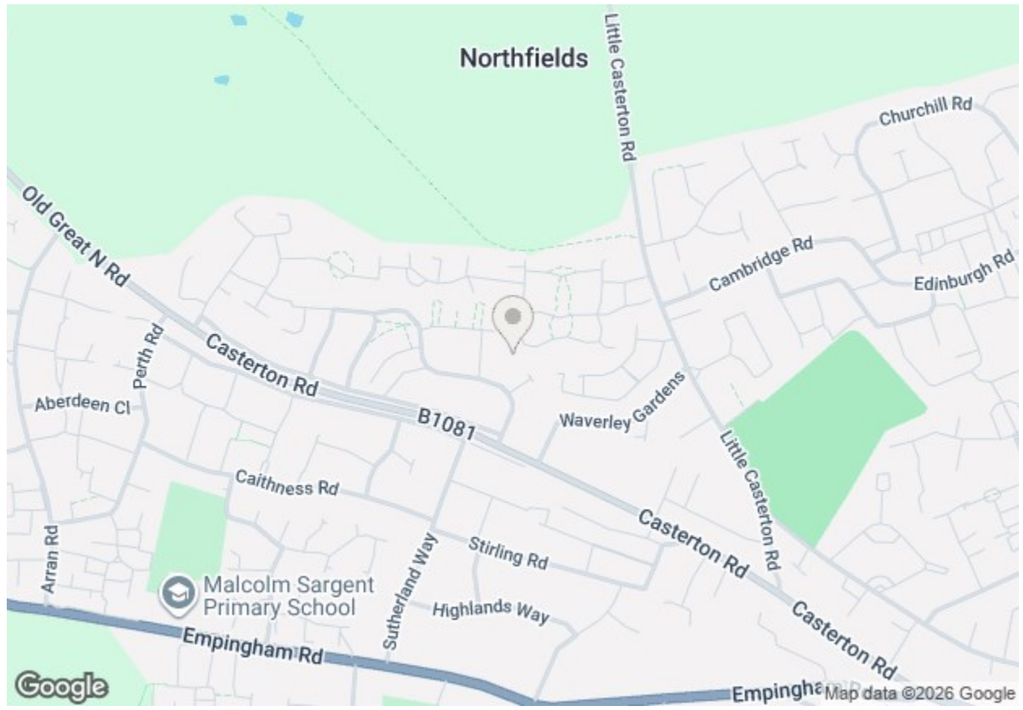
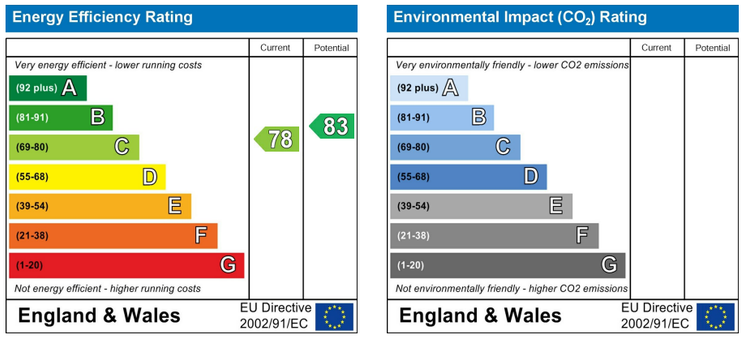
Sowden Wallis
Estate Agents







87 Banks Crescent, Stamford, PE9 1FF

Occupying a tucked-away position within a popular residential setting, this modern four-bedroom detached family home offers spacious and well-planned accommodation, perfectly suited to contemporary family living.

The welcoming entrance hall leads through to an attractive bay-fronted living room, filled with natural light and providing a comfortable space to relax. The stylish kitchen diner creates an excellent hub for everyday family life and entertaining, while a separate utility room and convenient ground floor cloakroom add further practicality.

To the first floor are four well-proportioned double bedrooms, including an impressive principal bedroom benefiting from a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a south-facing rear garden featuring a patio seating area and lawn, creating an ideal space for outdoor dining, entertaining and family enjoyment. To the front, a driveway provides off-street parking and leads to an integral single garage, offering additional parking and useful storage.

Combining spacious accommodation, modern finishes and a peaceful tucked-away location, this superb family home offers an excellent opportunity for a wide range of buyers.

Viewing is highly recommended to fully appreciate the accommodation, outside space and setting on offer.

Guide Price £425,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Modern detached family home
- Four doube bedrooms
- Principal bedroom with en-suite
- South facing patio & lawn garden
- Council Tax Band - D
- Tucked away position
- Kitchen diner, utility & w/c
- Gas fired central heating
- Off street parking & single garage
- EPC - C













ACCOMMODATION:

Entrance Hall

Lounge
4.47m x 5.44m x 3.38m (14'8 x 17'10 x 11'1)

Kitchen/ Diner
5.16m x 2.97m (16'11 x 9'9)

Utility Room
1.91m x 1.80m (6'3 x 5'11)

Downstairs W/C
0.99m x 1.80m (3'3 x 5'11)

Garage

Landing

Main Bedroom
3.28m x 3.12m x 2.59m (10'9 x 10'3 x 8'6)

En-suite
2.21m x 1.55m (7'3 x 5'1)

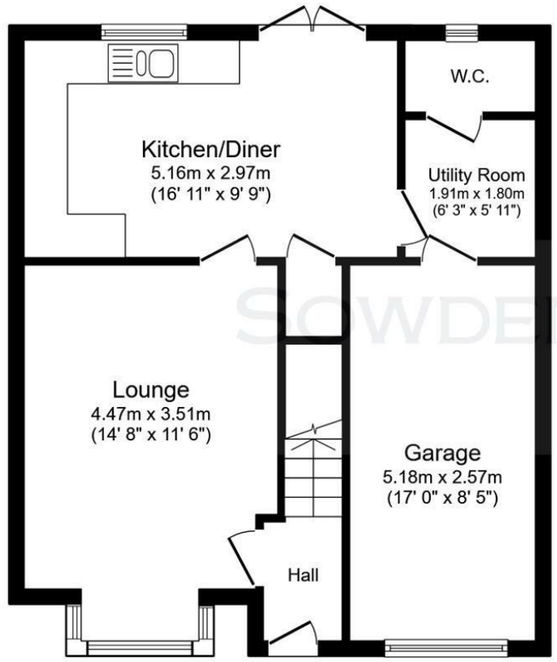
Bedroom Two
4.24m x 2.51m (13'11 x 8'3)

Bedroom Three
3.38m x 2.92m x 3.15m (11'1 x 9'7 x 10'4)

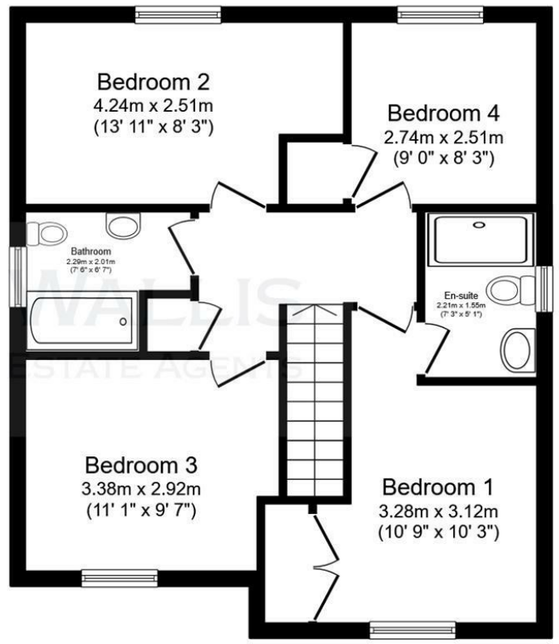
Bedroom Four
2.51m x 2.74m (8'3 x 9)

Bathroom
2.29m x 2.01m (7'6 x 6'7)

FLOOR PLAN:



Ground Floor



First Floor

Total floor area: 113.4 sq.m. (1,221 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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