



**Beech Grove**  
**Stamford PE9 2JH**



*Welcome to*  
**Beech Grove**  
Stamford

A beautifully presented & extended home situated in a popular residential location with excellent access to good local schooling, amenities, the town centre and the A1 for fast commuting. The property benefits from a lovely kitchen dining room, utility/shower room & snug.





**Entrance Porch**

**Snug**  
9' 3" x 8' 1" ( 2.82m x 2.46m )

**Living Room**  
14' 9" x 9' 5" ( 4.50m x 2.87m )

**Kitchen Dining Room**  
17' 11" x 13' 8" ( 5.46m x 4.17m )

**Utility/Shower Room**  
14' x 8' max ( 4.27m x 2.44m max )

**Bedroom One**  
13' x 9' ( 3.96m x 2.74m )

**Bedroom Two**  
13' x 10' 2" ( 3.96m x 3.10m )

**Bedroom Three**  
12' 3" x 9' 10" ( 3.73m x 3.00m )

**Bathroom**  
7' 1" x 6' 9" ( 2.16m x 2.06m )

## Welcome to Beech Grove Stamford

- Well-Presented & Extended Semi-Detached Home
- Three Double Bedrooms
- Snug & Utility/Shower Room
- Lovely Kitchen Dining Room with Bi-fold Doors
- Driveway Providing Parking
- Popular Location Close to Local Schooling & Amenities

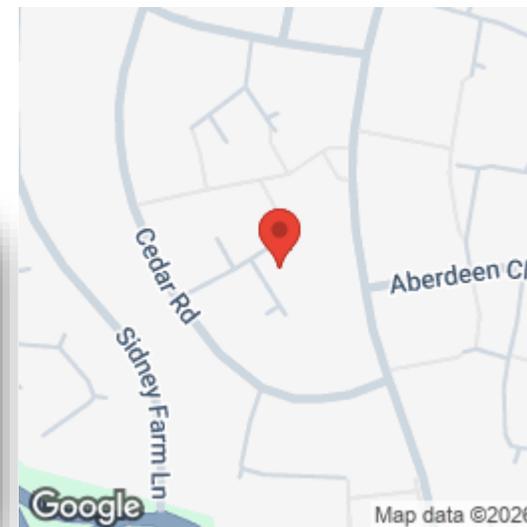
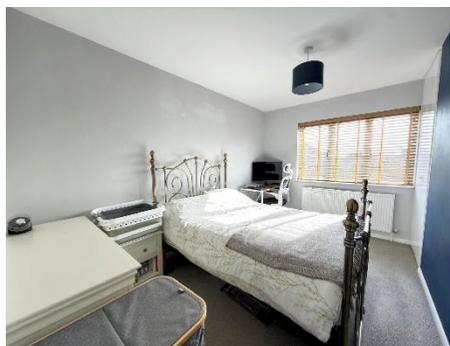
Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

offers over  
**£400,000**

The property offers spacious accommodation briefly comprising: Entrance porch leading to a snug or study and the living room with built-in understairs storage. The generous kitchen dining room is fitted with a range of modern units, an island & breakfast bar and integrated appliances including an oven & hob, microwave, dishwasher, wine fridge and fridge freezer, with skylights and bi-fold doors out to the rear garden. Off the kitchen is a shower room and toilet with a utility area with plumbing for a washing machine & dryer.

Upstairs there are three generous double bedrooms, all with built-in cupboards and a family bathroom fitted with a white three-piece suite with a shower over the bath.

Outside to the front is a gravelled driveway providing parking and gated access to the rear, and the garden has artificial lawn with a patio seating area and shed for additional storage.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SMD105256 - 0003