



**Sutherland Way
Stamford PE9 2TA**

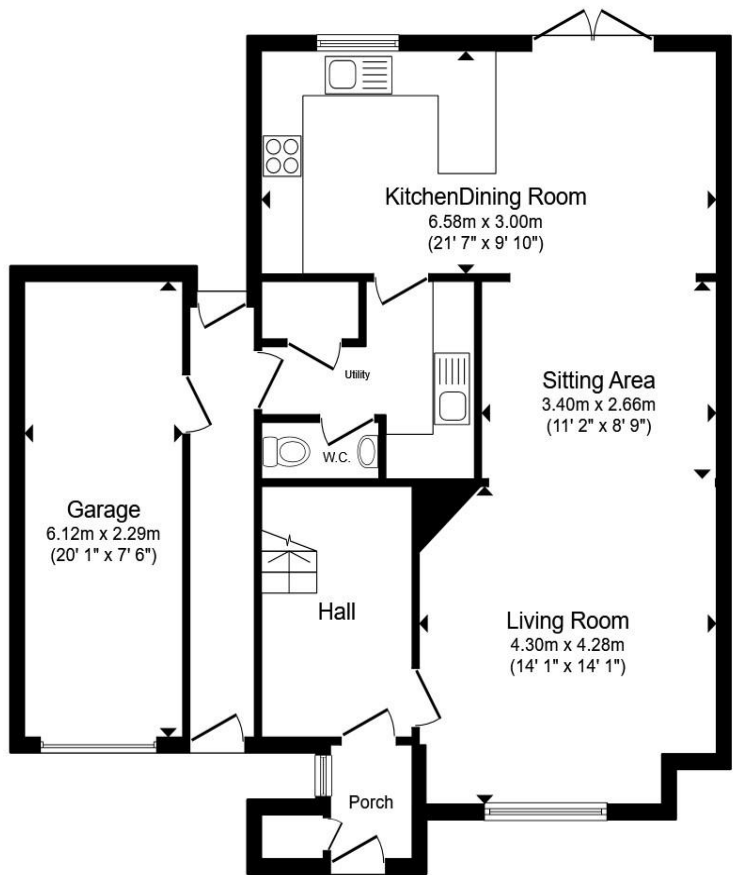


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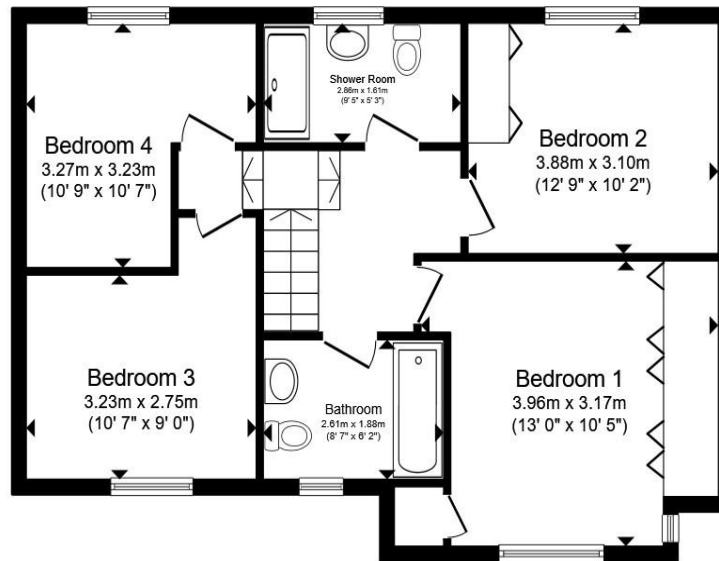
Welcome to **Sutherland Way**

This spacious family home is situated in a popular residential area with excellent access to good local schooling, amenities, the town centre & the A1 for fast commuting. The property has been much improved by the current owners and offers well-configured accommodation.





Ground Floor



First Floor

Total floor area 152.5 sq.m. (1,642 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

Sutherland Way

- Extended Detached Family Home
- Four Double Bedrooms
- Kitchen Dining Room
- Utility Room & Cloakroom
- Family Bathroom & Shower Room
- Ample Driveway & Garage
- Popular Location Close To Local Schooling & Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

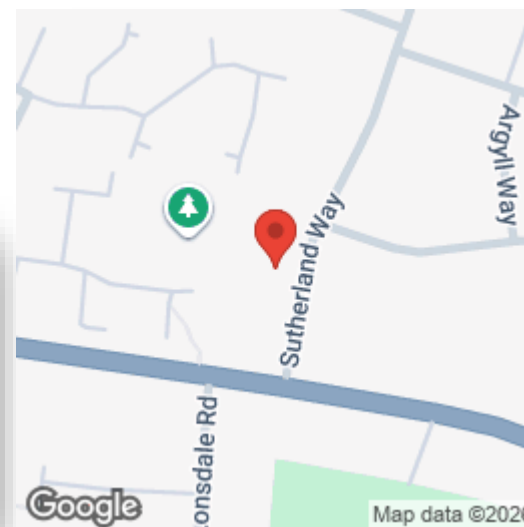
£600,000

The accommodation briefly comprises: Entrance porch leading to a spacious entrance hall with stairs to the first floor and door into the living room. The living room has a feature fireplace and opens through to the spacious Kitchen dining room which is fitted with a range of modern units and integrated appliances including a double oven and hob and space for a dishwasher and fridge, with a breakfast bar and French doors out to the rear garden. Off the kitchen is the utility room with additional storage units and a cupboard, plumbing for a washing machine and dryer, and gives access to the downstairs cloakroom and a door out to a coverage passageway with a door into the garage.

Upstairs there are four generous bedrooms, two of which have built-in wardrobes. The family bathroom is fitted with a white suite with a shower over the bath and there is an additional shower room with a large walk-in shower.

Outside to the front is the driveway providing ample off-road parking and leading to the garage. There is a door to the covered passage leading to a personal door into the garage and to the rear garden. The garden is of a good size with a westerly aspect and mainly laid to lawn with a patio seating area and two sheds for additional storage.

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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