



## Sandringham Close Stamford, PE9 1HL

3 bedroom end-terraced house set in a quiet cul-de-sac in this popular residential area, located just over a short walk from Stamford Town Centre, and also offering convenient access to the local amenities and schooling.

£222,000

# Sandringham Close

Stamford, PE9 1HL



- Established End Terraced Home
- 3 Bedroom (2 Doubles & 1 Single)
- Family Bathroom & Ground Floor Shower Room
- Popular Residential Area
- Living Room
- Front & Rear Gardens
- Close to Town, Amenities & Schooling
- Kitchen Breakfast Room
- Please see attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

7'8" x 5'11" (2.34m x 1.80m)

## Living Room

13'5" x 16'7" (4.09m x 5.05m)

## Kitchen

13'1" x 9'11" (3.99m x 3.02m)

## Rear Hall

3'2" x 3'7" (0.97m x 1.09m)

## Storage

4'11" x 3'6" (1.50m x 1.07m)

## Shower Room

4'10" x 8'3" (1.47m x 2.51m)

## Landing

12'1" x 3'3" (3.68m x 0.99m)

## Bedroom 1

13'0" x 11'4" (3.96m x 3.45m)

## Bedroom 2

13'3" x 7'10" (4.04m x 2.39m)

## Bedroom 3

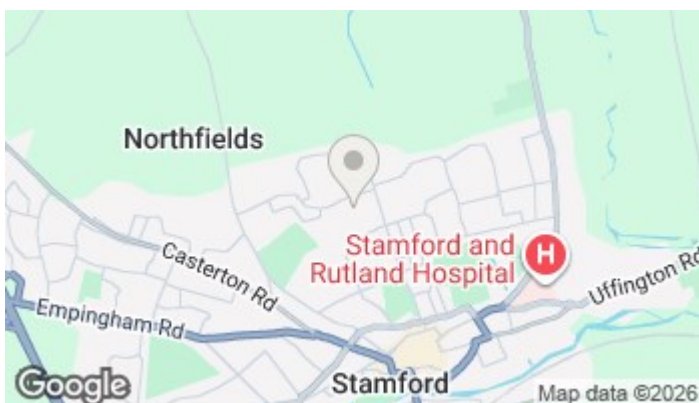
7'10" x 8'2" (2.39m x 2.49m)

## Bathroom

5'6" x 5'3" (1.68m x 1.60m)

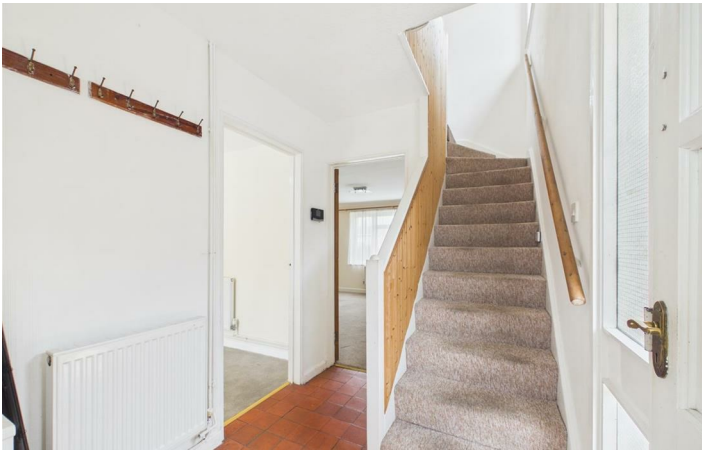
## Separate WC

4'6" x 2'8" (1.37m x 0.81m)

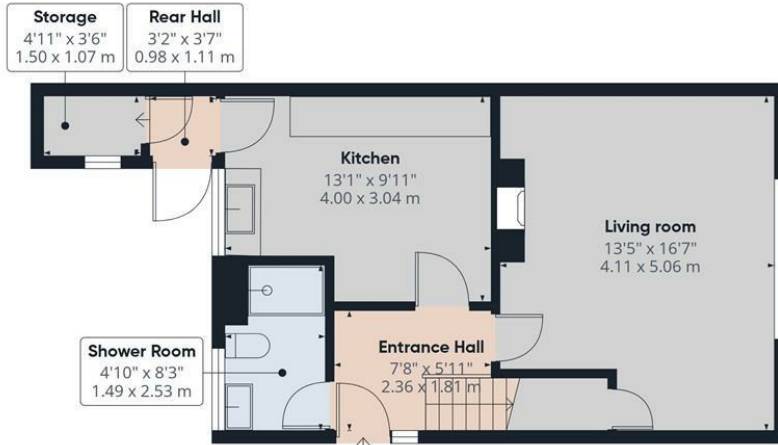


## Directions

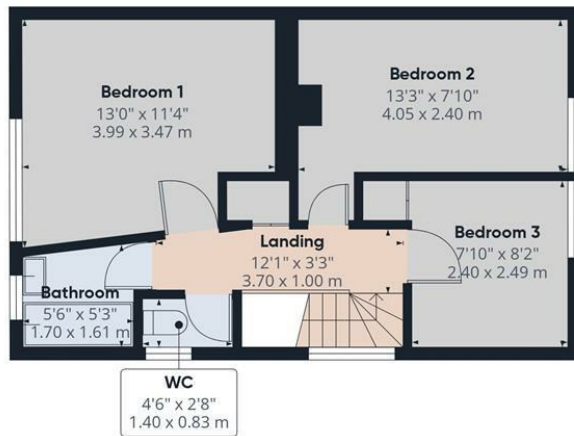
Please use postcode PE9 1HL for Sat-Nav assistance



# Floor Plan



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
845 ft<sup>2</sup>  
78.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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