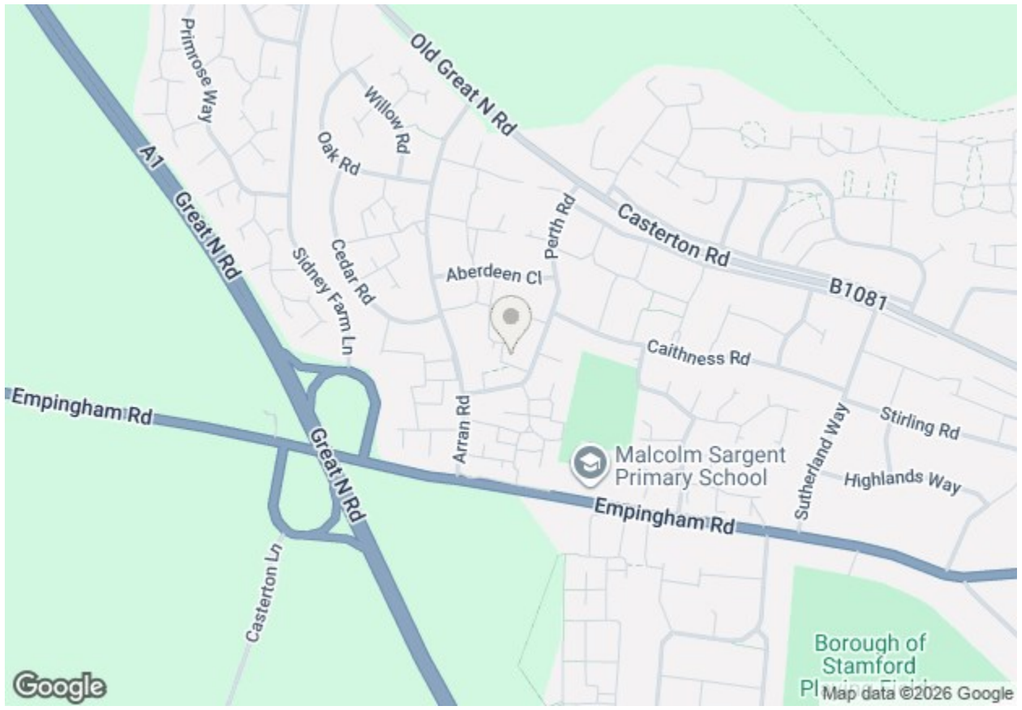
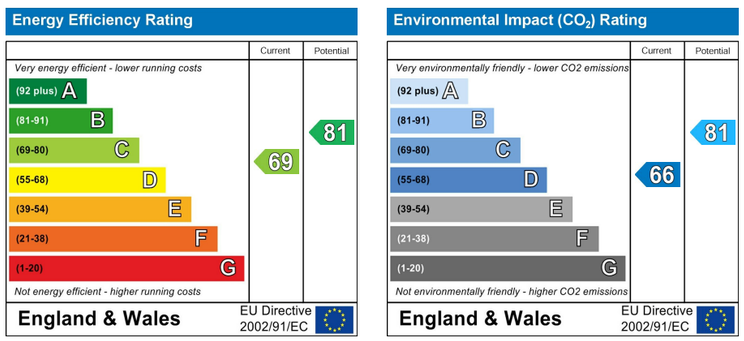
Sowden Wallis

Estate Agents





27 Moray Close, Stamford, Lincolnshire, PE9 2YT



Situated in a quiet cul-de-sac location, this attractive three-bedroom semi-detached property offers modern, spacious accommodation, having been fully redecorated throughout to provide a fresh and contemporary feel.

The property offers well-proportioned living space, with the added benefit of a versatile ground-floor study, perfect for home working or additional reception space. Upstairs, there are three well-sized bedrooms, complemented by a modern three piece bathroom suite.

Externally, the property benefits from a double driveway providing off-road parking, together with a single garage. To the rear, the garden offers an excellent outdoor space, featuring a lawned area, patio and decking.

£1,300 PCM

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

- Three Bedroom Semi Detached Family Home
- Additional Study
- Walking Distance to Malcolm Sargent Primary School
- Driveway Parking
- EPC - C Council Tax - C
- Open Plan Living Dining Area
- Fully Redecorated
- Single Garage
- Lawned and Decked Rear Garden
- Holding Deposit - £300 Deposit - £1500








ACCOMMODATION:

Porch
1.47m x 0.81m (4'10 x 2'8)

Entrance Hall
1.45m x 1.63m (4'9 x 5'4)

Living Area
4.34m x 3.40m (14'3 x 11'2)

Dining Area
3.33m x 2.57m (10'11 x 8'5)

Kitchen
3.20m x 2.62m (10'6 x 8'7)

Study
2.64m x 2.84m (8'8 x 9'4)

First Floor Landing

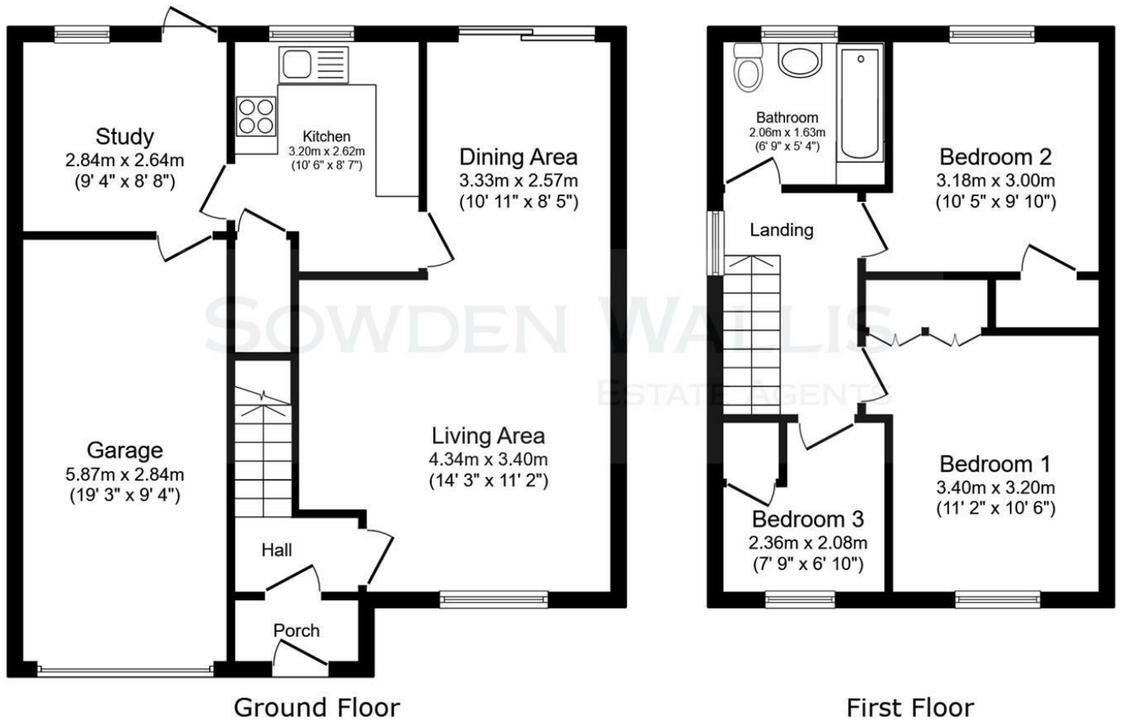
Bedroom One
3.20m x 3.40m (10'6 x 11'2)

Bedroom Two
3.18m x 3.00m (10'5 x 9'10)

Bedroom Three
2.08m x 2.36m (6'10 x 7'9)

Bathroom
2.06m x 1.63m (6'9 x 5'4)

FLOOR PLAN:



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