



2 Bramble Grove  
Stamford PE9 4BL

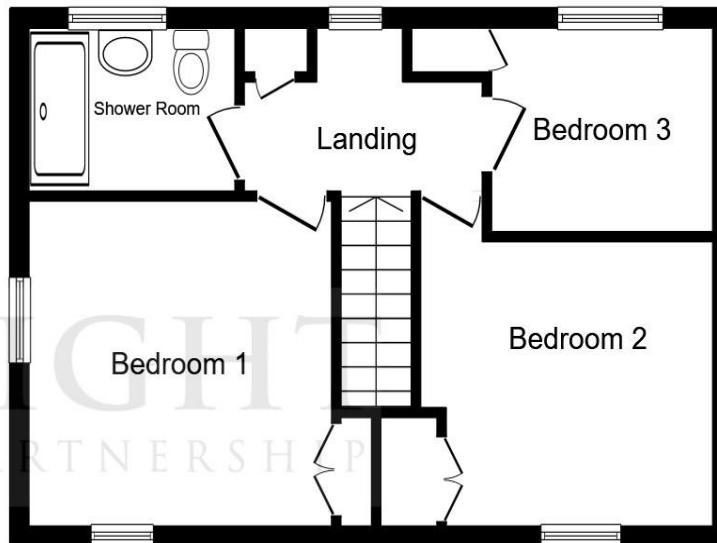
## Welcome to 2 Bramble Grove

This well-kept three-bedroom detached family home is situated in a popular residential development, offering excellent access to good local schooling and amenities, and easy access to the A1 for fast commuting. Offered for sale with no onward chain.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

3' 1" x 5' 1" ( 0.94m x 1.55m )

**Lounge**

16' 10" x 10' 10" ( 5.13m x 3.30m )

**Dining Room**

8' 10" x 10' 9" ( 2.69m x 3.28m )

**Kitchen**

14' 2" x 7' 9" ( 4.32m x 2.36m )

**Bedroom One**

11' 2" x 11' ( 3.40m x 3.35m )

**Bedroom Two**

11' 1" x 10' ( 3.38m x 3.05m )

**Bedroom Three**

6' 10" x 8' 2" ( 2.08m x 2.49m )

**Bathroom**

7' 11" x 5' 5" ( 2.41m x 1.65m )

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.focalagent.com](http://www.focalagent.com)

Welcome to

## 2 Bramble Grove

- Three-Bedroom Detached Family Home
- Easy Access To Local Schooling & Amenities
- Spacious Lounge
- Popular Location
- Driveway & Single Garage
- No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

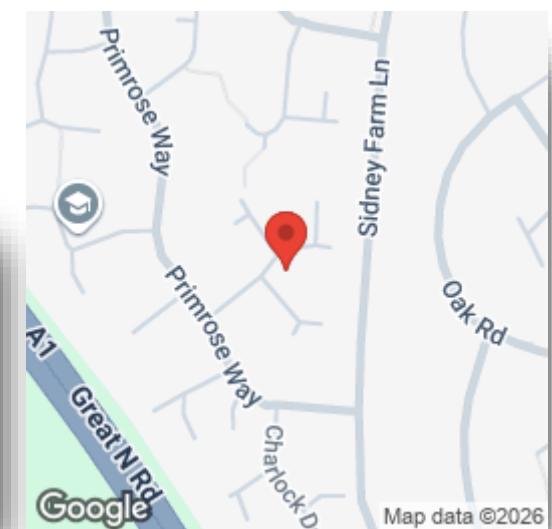
**£325,000**

The accommodation briefly comprises: Entrance hall with cloakroom, leading to a generous lounge with electric fire and patio doors out to the garden. Off the other side of the entrance hall is the formal dining room leading through to the kitchen breakfast room with space for appliances, an under-stairs cupboard and a single glazed door out the rear garden.

Upstairs there are three bedrooms, all with built-in storage, and a shower room with large walk-in shower.

Outside the driveway to the front provides off road parking and leads to a detached single garage, and there is gated access to the rear garden which is laid to lawn with a patio seating area and shed for additional storage. There is newly laid flooring in the entrance hall, lounge and dining room and the main bedroom, with new carpets on the stairs and landing.

Viewing is highly recommended!



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SMD105022 - 0004



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