



Caithness Road  
Stamford PE9 2TE



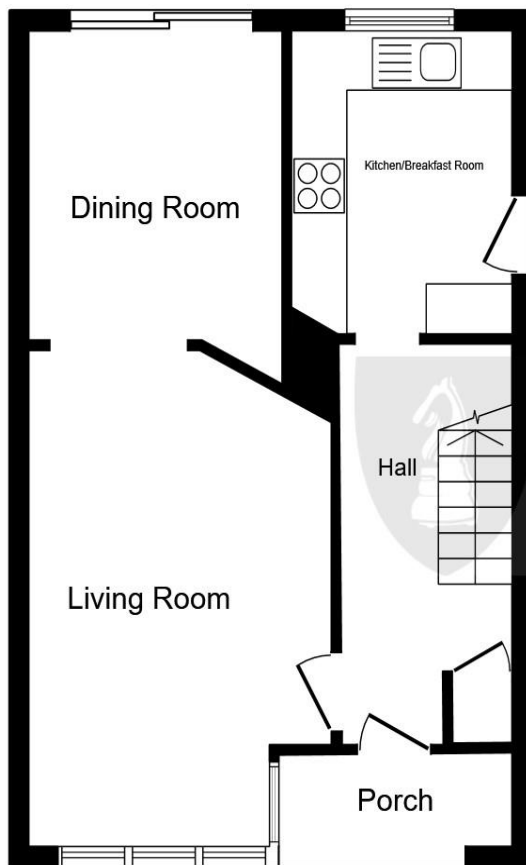
**KNIGHT**  
PARTNERSHIP



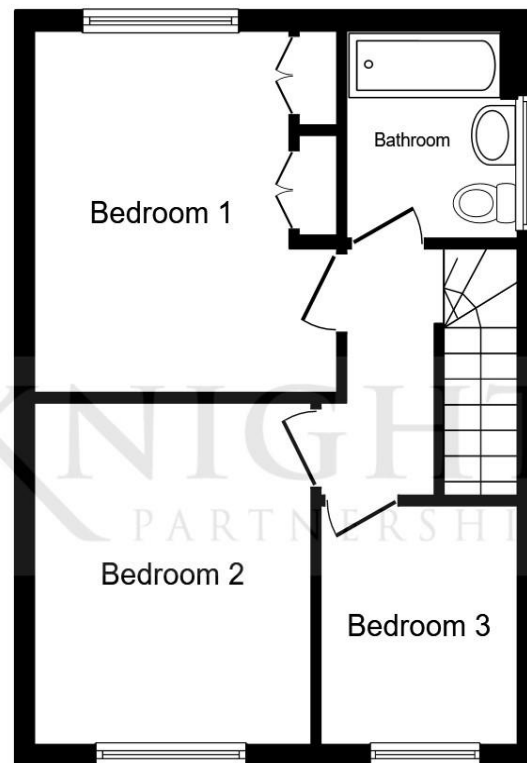
*Welcome to*  
**Caithness Road**  
**Stamford**

This three-bedroom semi-detached home is situated in a popular residential area within the town, offering excellent access to good schooling, both Primary & Secondary, local amenities and the A1 for fast commuting.

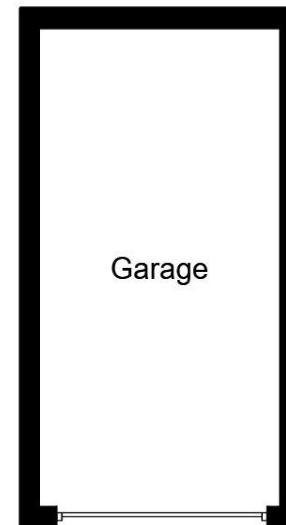




**Ground Floor**



**First Floor**



**Garage**

**Porch**

**Entrance Hall**

**Living Room**

16' 2" x 10' 1" ( 4.93m x 3.07m )

**Dining Room**

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

**Kitchen**

8' 11" x 7' 8" ( 2.72m x 2.34m )

**Bedroom One**

10' 10" x 12' ( 3.30m x 3.66m )

**Bedroom Two**

9' 11" x 11' 4" ( 3.02m x 3.45m )

**Bedroom Three**

7' x 7' 11" ( 2.13m x 2.41m )

**Bathroom**

6' 1" x 6' 11" ( 1.85m x 2.11m )

**Garage**

15' 10" x 8' 4" ( 4.83m x 2.54m )

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 Caithness Road Stamford

- Three Bedroom Home
- Driveway & Garage
- Lounge Dining Room
- Offered for Sale with No Onward Chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

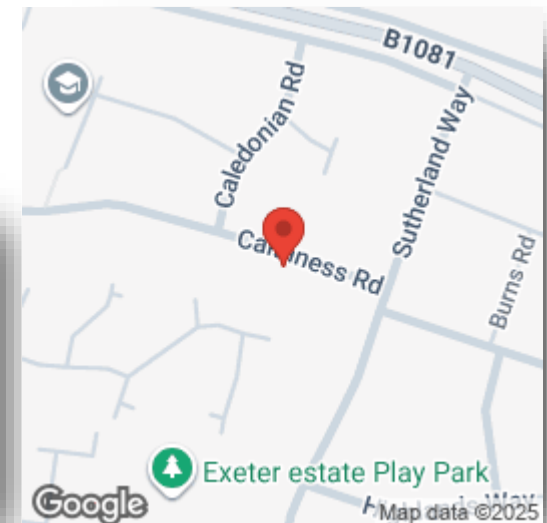
**£270,000**

A well-kept family home offering further potential with accommodation comprising; Entrance Hall, with archway through to the kitchen fitted with base and wall cupboards allowing space for the cooker, washing machine and undercounter fridge. From the hall is also a door to the bay fronted lounge with feature fireplace and opening through to the dining area with patio doors opening onto the garden beyond.

Upstairs the main bedroom benefits from fitted wardrobes and dressing table, there is built in storage to both second and third bedrooms and the bathroom is fitted with a white three-piece suite including a shower over the bath.

The property is approached across a block paved and gravelled drive which leads down the side of the property to the detached single garage which benefits from power and light. The garden is landscaped to offer a patio across the rear of the house, lawn and raised bed and a further seating area behind the garage.

**\*\*Agents note: This property is being sold by a staff member of Knight Partnership.\*\***



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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