

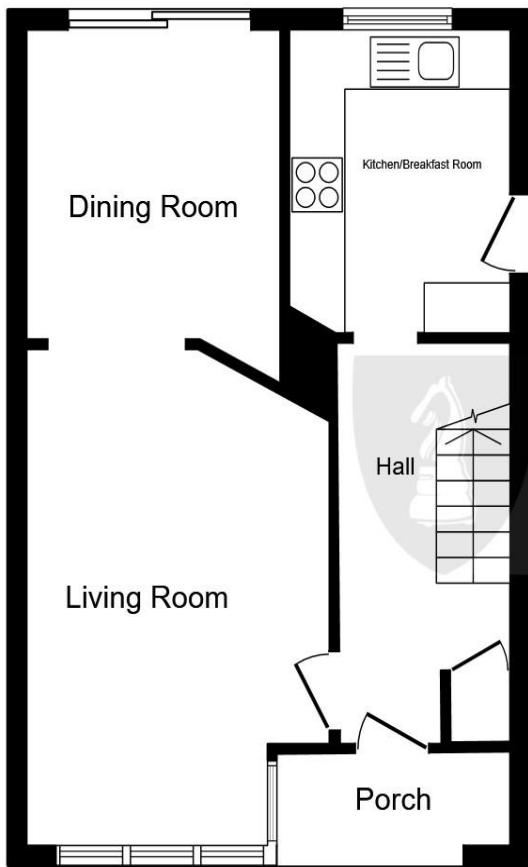


Caithness Road
Stamford PE9 2TE

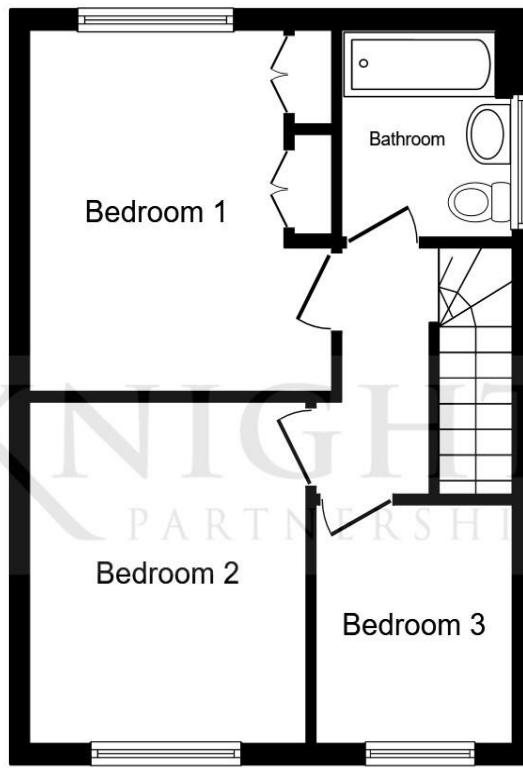
**Welcome to
Caithness Road
Stamford**

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.

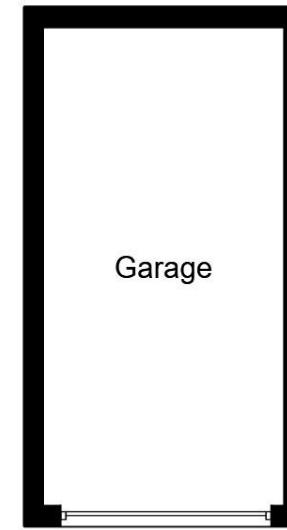




Ground Floor



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

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

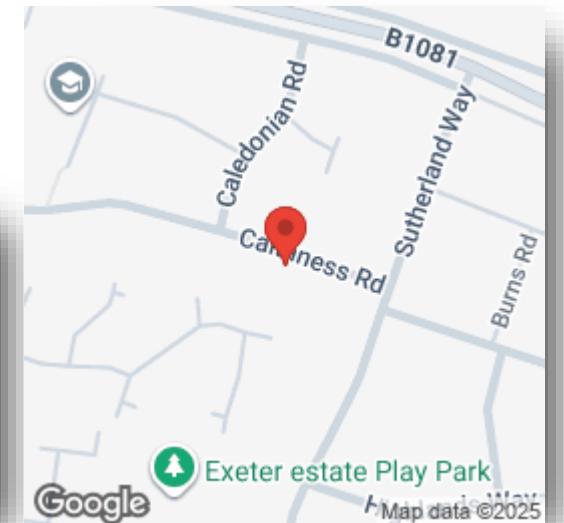
£270,000

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

 **01780 765060**



mailroom@knightpartnership.com



3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA



knightpartnership.com

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.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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