



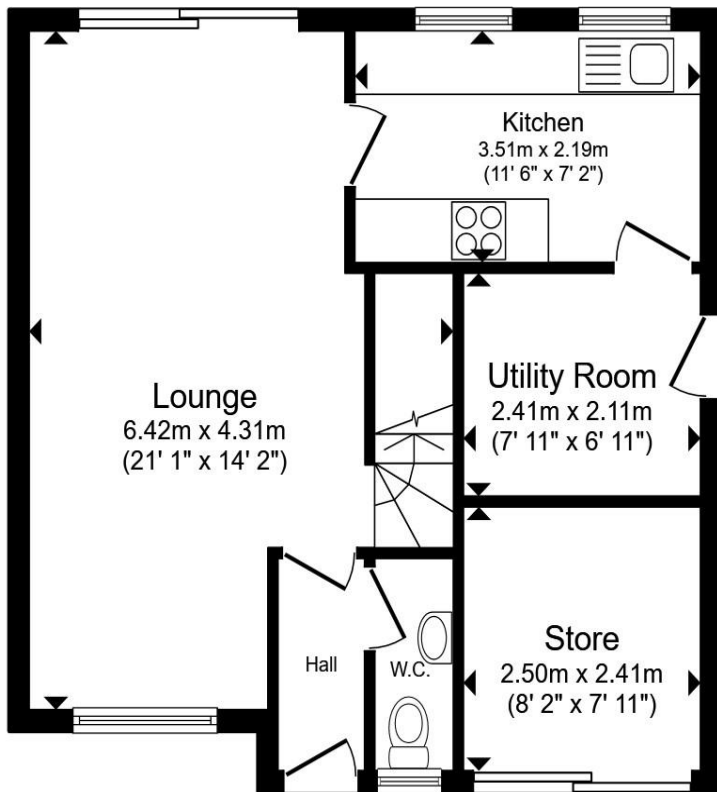
Sorrel Close  
Stamford PE9 2WW



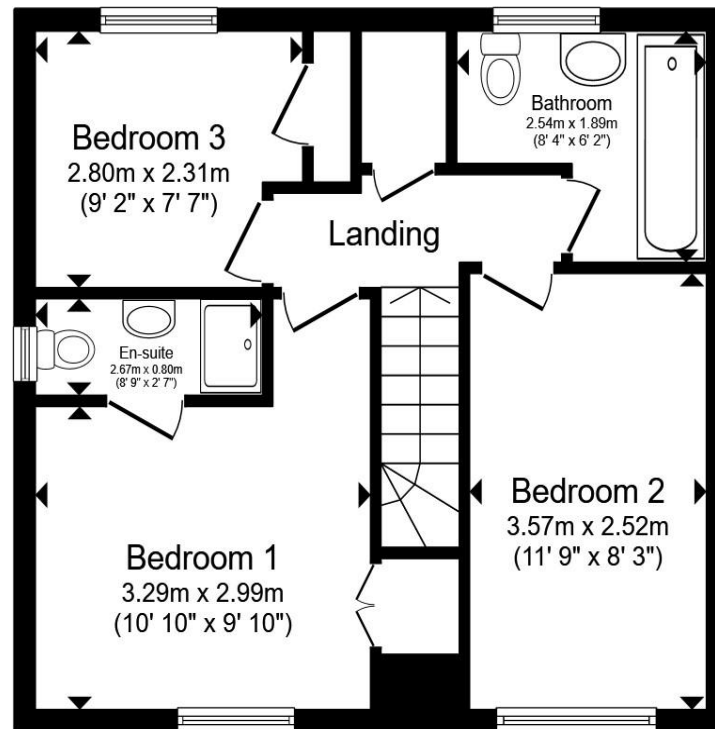
*Welcome to*  
**Sorrel Close**  
**Stamford**

This well-presented three-bedroom detached home is situated in a popular development offering easy access to good local schooling, both primary & secondary, local amenities and the A1 for fast commuting. Offered for sale with no onward chain.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

21' 1" x 14' 2" ( 6.43m x 4.32m )

**Kitchen**

11' 6" x 7' 2" ( 3.51m x 2.18m )

**Utility Room**

7' 11" x 6' 11" ( 2.41m x 2.11m )

**Garage Store**

8' 2" x 7' 11" ( 2.49m x 2.41m )

**Bedroom One**

10' 10" x 9' 10" ( 3.30m x 3.00m )

**En-Suite Shower Room**

8' 9" x 2' 7" ( 2.67m x 0.79m )

**Bedroom Two**

11' 9" x 8' 3" ( 3.58m x 2.51m )

**Bedroom Three**

9' 2" x 7' 7" ( 2.79m x 2.31m )

**Bathroom**

8' 4" x 6' 2" ( 2.54m x 1.88m )

Total floor area 90.0 sq.m. (969 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## Welcome to Sorrel Close Stamford

- Well-presented detached home
- Three bedrooms
- En-suite shower room to the main bedroom
- Kitchen with integrated appliances
- Utility room & downstairs cloakroom
- Garage store & enclosed rear garden
- No chain!

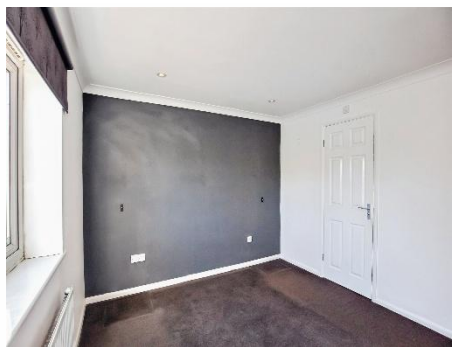
Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£350,000**

The accommodation briefly comprises: Entrance Hall with cloakroom and door into the lounge with the stairs to the first floor and French doors out to the rear garden. The kitchen is fitted with a range of modern units and integrated appliances including an oven & hob, dishwasher and fridge freezer. Off the kitchen is the utility room with a door out to the garden.

Upstairs there are three bedrooms with the main bedroom having an en-suite shower room, and the family bathroom is fitted with a white suite with a shower over the bath.

Outside the private driveway to the front provides off road parking for two vehicles. The garage has been partially converted to create the utility room so is used as storage. The rear garden is laid to lawn with a patio seating area.



Please note the marker reflects the  
postcode not the actual property

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