

42 Sutherland Way
Stamford PE9 2TD

KNIGHT PARTNERSHIP

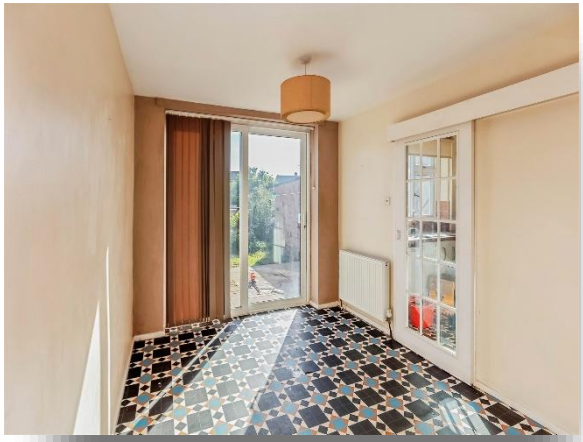
Welcome to

42 Sutherland Way

Positioned in a popular location offering fantastic access to local amenities, and within walking distance of Malcolm Sargent primary school whilst also offering easy access to the A1 & town centre, is this three-bedroom detached home,



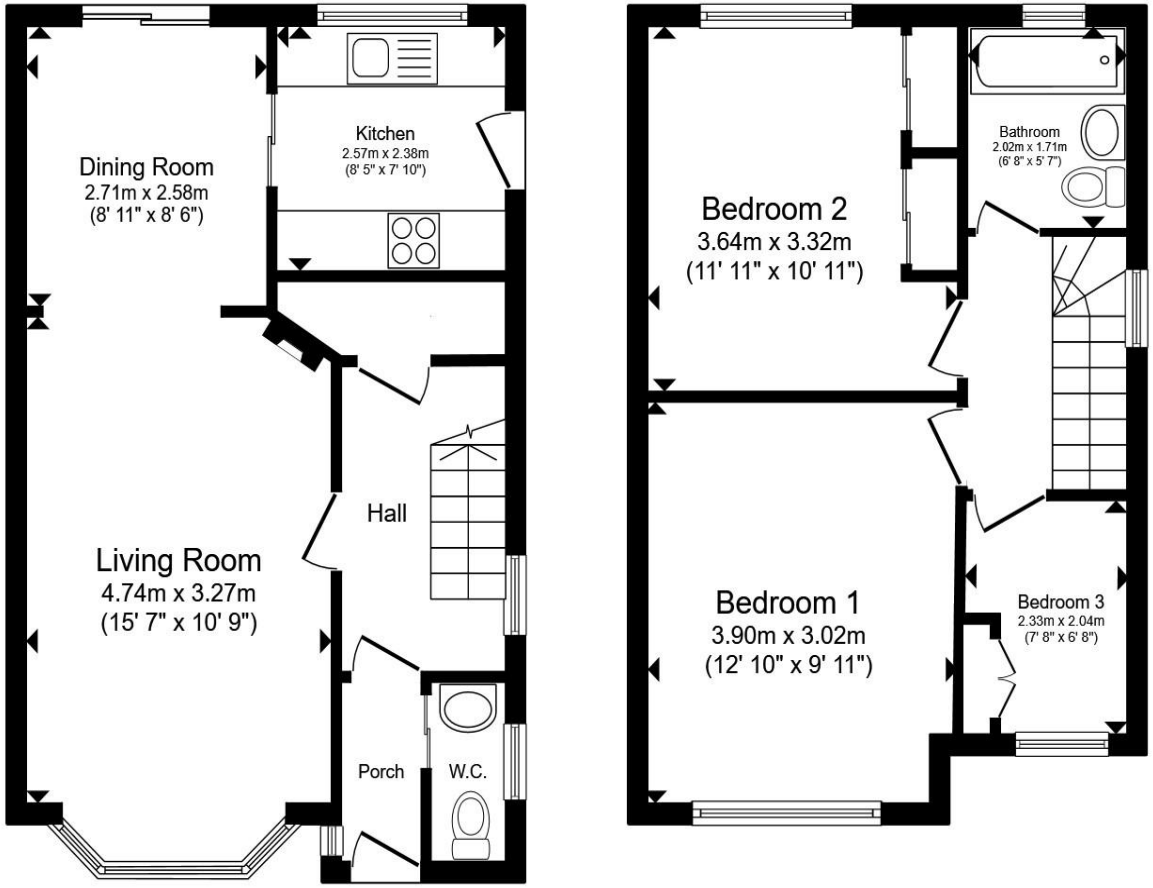












Total floor area 80.2 sq.m. (863 sq.ft.) approx

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

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Entrance Porch

Hall

Cloakroom

Lounge
15' 11" x 11' (4.85m x 3.35m)

Dining Room
9' 2" x 8' 9" (2.79m x 2.67m)

Kitchen
8' 8" x 8' 1" (2.64m x 2.46m)

Bedroom One
13' 1" x 10' 2" (3.99m x 3.10m)

Bedroom Two
12' 3" x 11' 2" (3.73m x 3.40m)

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

Bathroom
6' 11" x 5' 10" (2.11m x 1.78m)

Agents Note

Welcome to

42 Sutherland Way

- Detached three-bedroom home
- Popular location close to schooling & amenities
- Easy access to the A1
- Lounge & separate dining room
- Block paved driveway for ample off-road parking
- Garage with electric door
- No chain

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

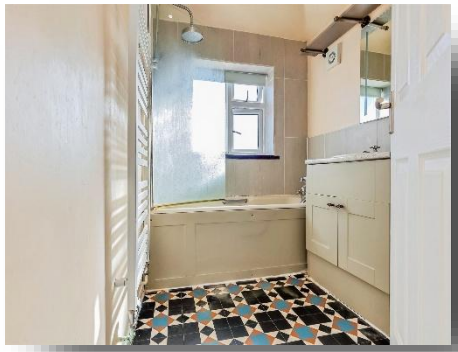
The property offers open plan living space with accommodation comprising; Entrance Porch with cloakroom with door leading into a spacious entrance hall with generous coat cupboard and door through to the spacious lounge. The lounge has been fitted with a fabulous wood burning stove and has an opening to the dining area with patio doors overlooking the garden. From the dining area is a doorway through to the kitchen with integrated appliances including oven and hob and offering space for the fridge freezer and washing machine.

Upstairs there is a generous principal bedroom and two further bedrooms both benefitting from built in wardrobes, the family bathroom is fitted with a bath and shower over, vanity wash basin and WC.

Outside to the front the property benefits from a block paved forecourt and gated driveway to the side leading to the detached single garage with electric door, power points and light. The rear garden has a patio across the rear of the house leading down onto a lawned garden with established shrub borders.

£365,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

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Property Ref:
SMD105453 - 0008