

85 Banks Crescent, Stamford, PE9 1FF

This attractive and generously proportioned property offers well-balanced accommodation throughout, perfect for family living and entertaining.

The entrance hall leads through to a welcoming lounge, which flows seamlessly into a bright and airy kitchen/breakfast room. The kitchen is fitted with an integrated oven and hob, dishwasher, and has space for a fridge freezer. French doors open directly onto the rear garden, creating a great connection to outdoor space. A walk-in pantry and separate utility room provide additional storage and functionality, with plumbing and space for a washing machine and tumble dryer. The utility room also gives access to a cloakroom and the integral garage.

Upstairs, the landing houses two airing cupboards and offers access to a large loft space. The principal bedroom includes a built-in double wardrobe and a private ensuite shower room. There are two further spacious double bedrooms, and a fourth bedroom currently used as a study. The family bathroom is fitted with a classic white suite, including a bath with shower over.

Outside, the front garden is neatly lawned with a driveway leading to the integral garage. A gated side path leads to the enclosed rear garden, which enjoys a sunny southerly aspect and features a lawn, raised beds, and a patio seating area.

Asking Price £399,995 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>77</div>	<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Detached family home
 - Main bedroom with en-suite & fitted wardrobes
 - Gas fired central heating
 - Off street parking and integral garage
 - EPC - C
- Four bedrooms
 - Kitchen diner & utility room
 - Well presented patio & lawn garden
 - Council Tax Band -



ACCOMMODATION:

Entrance Hall

Sitting Room

3.30m x 4.47m (10'10 x 14'8)

Kitchen Diner

5.16m x 2.97m (16'11 x 9'9)

Utility Room

1.91m x 1.80m (6'3 x 5'11)

W/C

Main Bedroom

3.28m x 2.64m (10'9 x 8'8)

En-suite

1.55m x 2.21m (5'1 x 7'3)

Bedroom Two

3.33m x 2.90m (10'11 x 9'6)

Bedroom Three

4.24m x 2.51m (13'11 x 8'3)

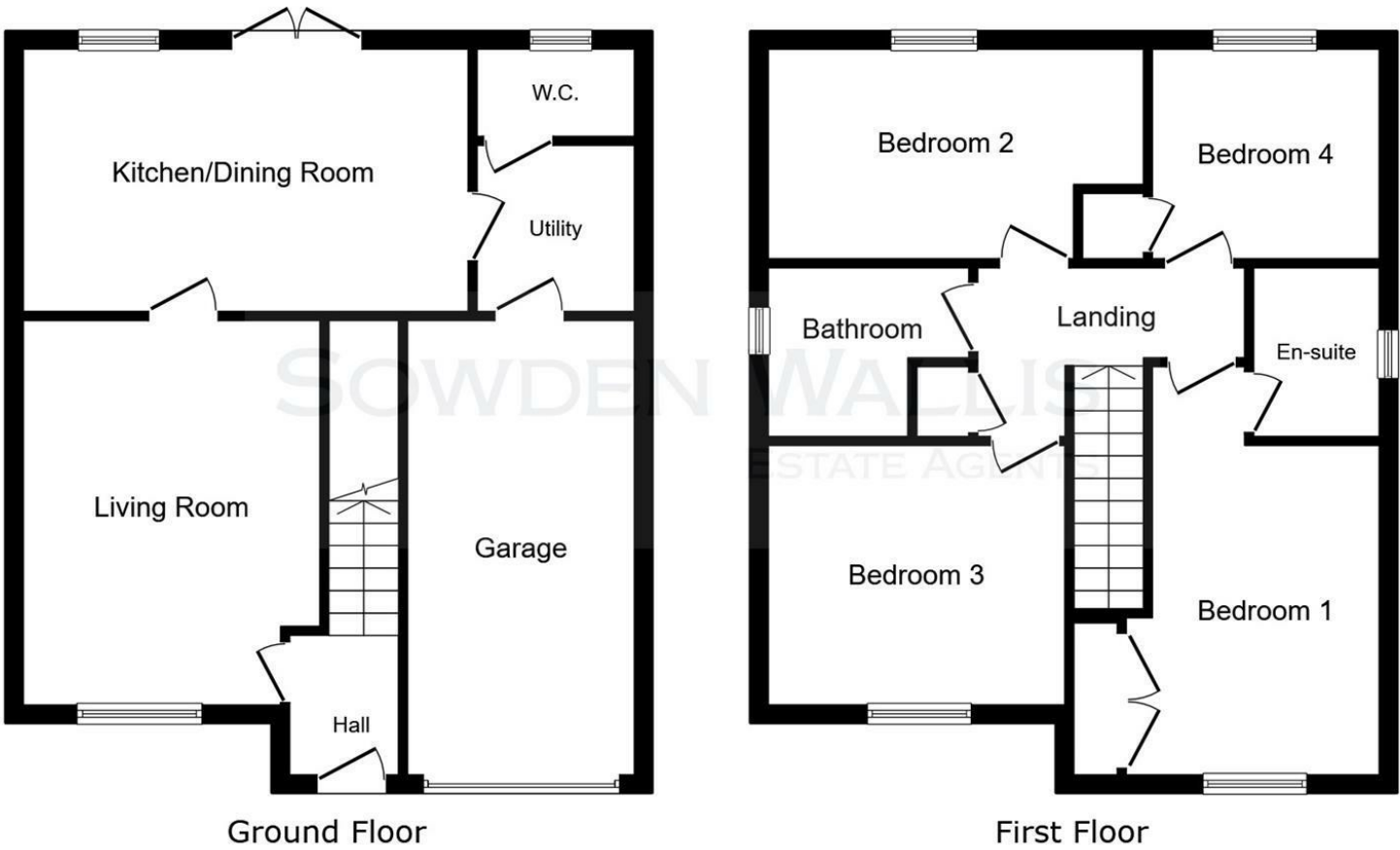
Bedroom Four

2.74m x 2.51m (9' x 8'3)

Family Bathroom

2.29m x 2.01m (7'6 x 6'7)

FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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