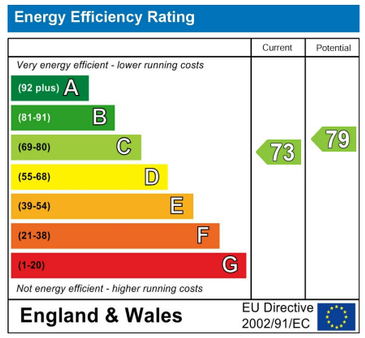
Sowden Wallis

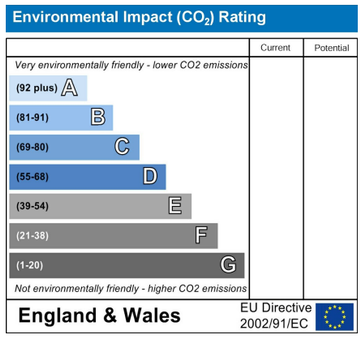
Estate Agents





12 Cornflower Close, Stamford, PE9 2WL





Situated in a convenient location close to the A1, this attractive three-bedroom semi-detached home offers well-balanced accommodation, ideal for first-time buyers, growing families, or those looking to downsize without compromising on space.

The property is presented in light, neutral tones throughout, creating a bright and welcoming atmosphere and providing a blank canvas for prospective purchasers to make their own. Upon entering, the hallway leads to a spacious living room, offering an excellent space for both relaxing and entertaining. To the rear of the property, the generous kitchen/dining room forms the heart of the home, providing ample space for family dining and everyday living. The kitchen is well laid out with plenty of storage and worktop space, while the dining area enjoys views over the rear garden. A practical ground-floor cloakroom/WC completes the accommodation on this level.

The first floor comprises three well-proportioned bedrooms, including two comfortable double bedrooms and a good-sized single bedroom that could also be utilised as a nursery, home office, or dressing room. The family bathroom is fitted with a modern suite and serves all three bedrooms.

Externally, the property benefits from a low-maintenance rear garden, designed to provide an enjoyable outdoor space with minimal upkeep, making it ideal for busy lifestyles. To the front, there is off-road parking for two vehicles, offering convenience for homeowners and visitors alike.

The property's location provides excellent access to the A1, making it particularly attractive for commuters travelling to neighbouring towns and cities. Combined with its practical layout, neutral presentation, and the advantage of being offered with no upward chain, this home represents an excellent opportunity for buyers seeking a straightforward purchase.

Asking Price £250,000 Freehold

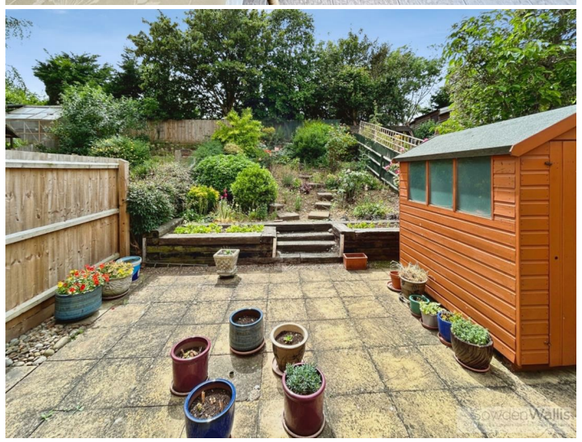
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Semi Detached House
- Three Bedroom
- Living Room And Spacious Kitchen/Dining Room
- Bathroom/WC And Separate Cloakroom/WC
- Off Road Parking For Two Cars
- Low Maintenance Rear Garden
- EPC Rating TBC Council Tax Band B
- No Upward Chain








ACCOMMODATION:

Entrance Hall

Cloakroom/WC

Living Room
4.19m x 4.55m max 2.69m min (13'9 x 14'11 max 8'10 min)

Kitchen/Dining Room
4.52m x 2.84m (14'10 x 9'4)

First Floor Landing

Master Bedroom
3.91m x 2.62m (12'10 x 8'7)

Bedroom Two
3.12m x 2.62m (10'3 x 8'7)

Bedroom Three
2.62m x 1.80m (8'7 x 5'11)

Bathroom/WC

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