

## 5 Groves Crescent, Stamford, PE9 3WN

Offered to the market with NO CHAIN, this modern and immaculately presented detached family home delivers spacious and stylish accommodation arranged over two floors, ideal for contemporary family living.

The ground floor has been enhanced with new flooring throughout and offers excellent flexibility, featuring three reception rooms suitable for formal living, family use, or home working, as well as a media wall in the sitting room that provides ample storage. A well-appointed breakfast kitchen provides ample storage and workspace, complemented by a separate utility room for added practicality.

Upstairs, the property offers five well-proportioned bedrooms that all feature thermal blackout blinds, including two bedrooms with en-suite facilities, alongside a modern family bathroom, providing comfortable accommodation for larger families or guests.

Further benefits include gas-fired central heating with underfloor heating in the sitting room and a high standard of presentation throughout. Externally, the home enjoys a completely re-landscaped rear garden with patio and lawn areas, ideal for outdoor entertaining, while to the front there is ample off-street parking.

The location is highly convenient, offering good access to local schooling, the town centre, and the A1, making it well suited to families and commuters alike.

An impressive and stylish family home, offered with the advantage of NO CHAIN, and early viewing is strongly recommended to appreciate the space, finish, and location on offer.

### Asking Price £650,000 Freehold

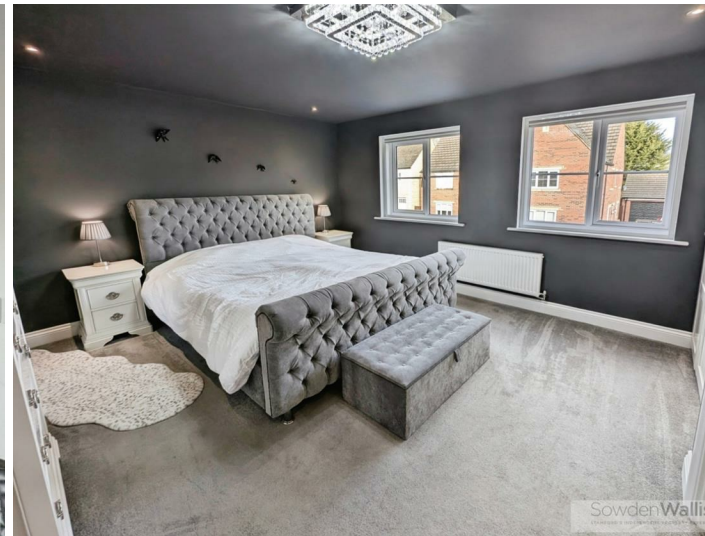
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

- Stylish detached family home
- Three reception rooms
- New flooring throughout the ground floor
- Modern breakfast kitchen
- South facing landscaped patio & lawn garden

- Finished to a high standard throughout
- Five bedrooms with two en-suites
- Gas fired central heating
- Ample block paved off street parking
- Council Tax Band - E, EPC - B, NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**  
6.45m x 1.55m (21'2 x 5'1)

**Sitting Room**  
5.05m x 4.80m (16'7 x 15'9)

**Living Room**  
5.26m x 3.91m (17'3 x 12'10)

**Breakfast Kitchen**  
5.66m x 3.89m max, 2.39m min (18'7 x 12'9 max, 7'10 min)

**Utility Room**  
1.75m x 1.63m (5'9 x 5'4)

**Playroom/Study**  
3.18m x 3.05m (10'5 x 10')

**Cloakroom**  
1.63m x 0.84m (5'4 x 2'9)

**Landing**  
4.78m x 2.01m (15'8 x 6'7)

**Main Bedroom**  
4.55m x 3.81m (14'11 x 12'6)

**En-suite**  
3.53m x 1.17m (11'7 x 3'10)

**Bedroom Two**  
3.86m x 3.56m (12'8 x 11'8)

**En-suite**  
1.98m max x 1.93m max (6'6 max x 6'4 max)

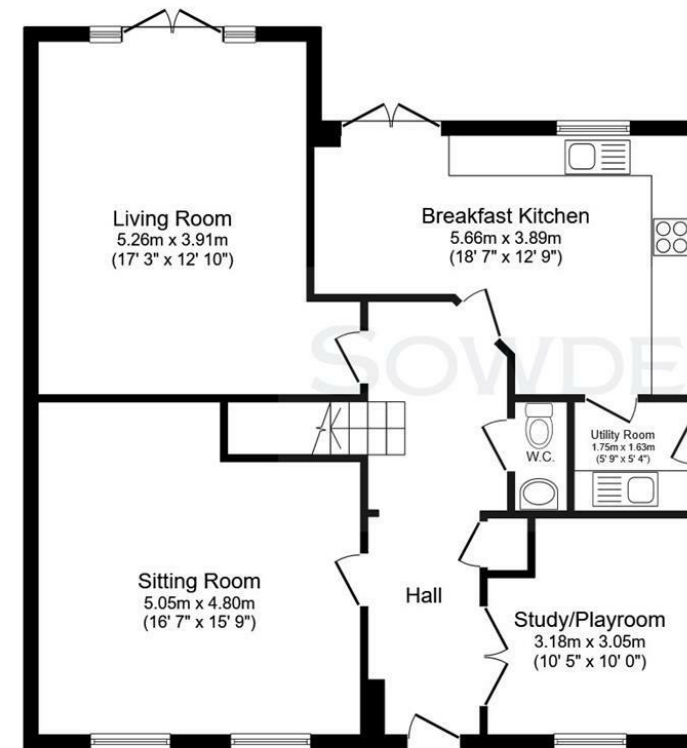
**Bedroom Three**  
3.43m x 2.67m (11'3 x 8'9)

**Bedroom Four**  
3.28m x 2.69m (10'9 x 8'10)

**Bedroom Five**  
3.00m x 2.82m (9'10 x 9'3)

**Family Bathroom**  
2.79m x 1.91m (9'2 x 6'3)

**FLOOR PLAN:**



Ground Floor



First Floor

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