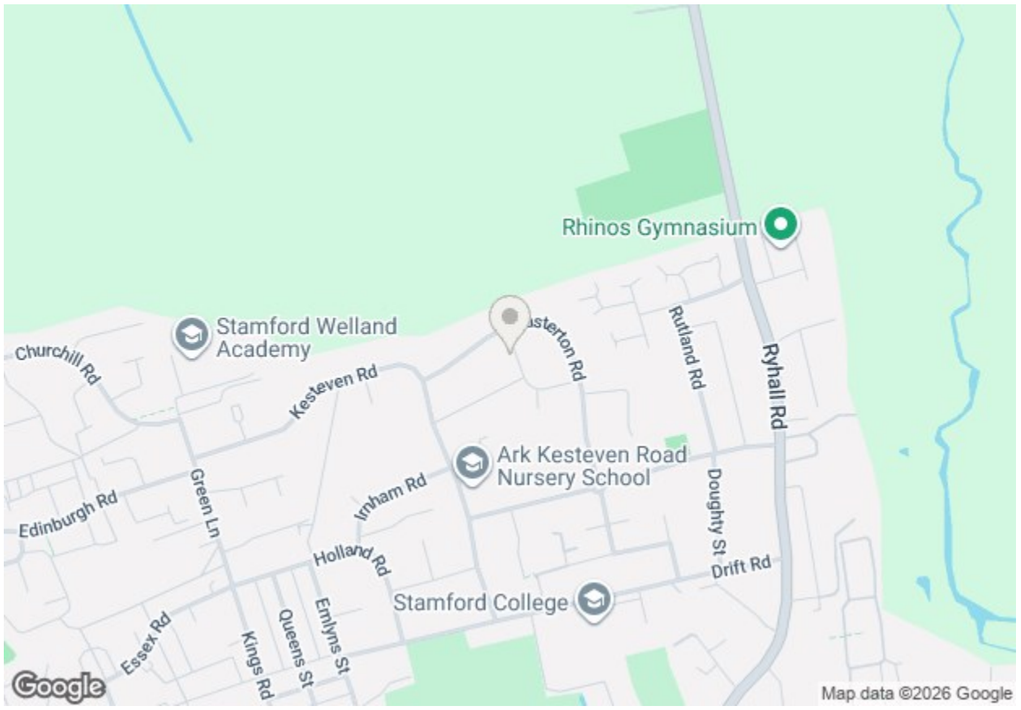
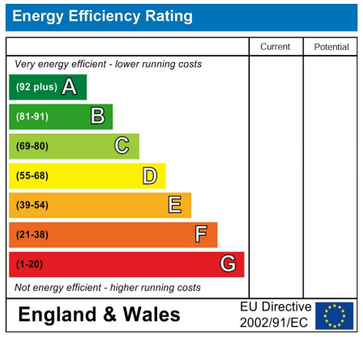
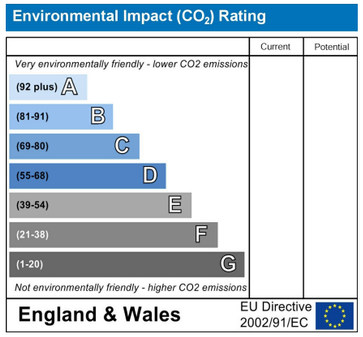






20 Glen Crescent, Stamford, PE9 1SW

This well-presented three-bedroom semi-detached home offers spacious and well-planned accommodation, making it an ideal purchase for families, first-time buyers or those looking to upsize. Finished to a high standard throughout, the property combines excellent living space with a practical layout for modern day-to-day living.

A particular feature of the home is the impressive open-plan lounge diner, providing an excellent space for relaxing and entertaining, which flows seamlessly into the bright conservatory overlooking the rear garden. The modern fitted kitchen is complemented by a separate utility room and a convenient ground floor cloakroom, adding to the practicality of the accommodation.

To the first floor are two double bedrooms, a well-proportioned single bedroom and a contemporary family bathroom.

Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys a spacious south-west facing rear garden, predominantly laid to lawn with a patio seating area, creating the perfect space for outdoor dining, entertaining and family enjoyment.

Offering spacious accommodation, excellent outdoor space and a versatile layout, this attractive home is sure to appeal to a wide range of purchasers. Viewing is highly recommended to fully appreciate the accommodation on offer.

Asking Price £290,000 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

- THree bedroom semi-detached home
- Modern style kitchen
- Gas fired central heating
- Easy access to local amenities & schooling
- EPC - TBC
- Open plan lounge diner
- Conservatory, utility & cloakroom
- Generous south west facing patio & lawn garden
- Council Tax Band - B

ACCOMMODATION:

Entrance Hall
1.85m x 3.25m (6'1 x 10'8)

Kitchen
3.02m x 2.59m (9'11 x 8'6)

Corridor
4.04m x 0.91m (13'3 x 3)

Utility
3.20m x 1.52m (10'6 x 5)

Downstairs W/C
0.74m x 1.42m (2'5 x 4'8)

Lounge/ Diner
3.28m x 6.38m x 4.01m (10'9 x 20'11 x 13'2)

Conservatory
3.38m x 4.24m (11'1 x 13'11)

Landing

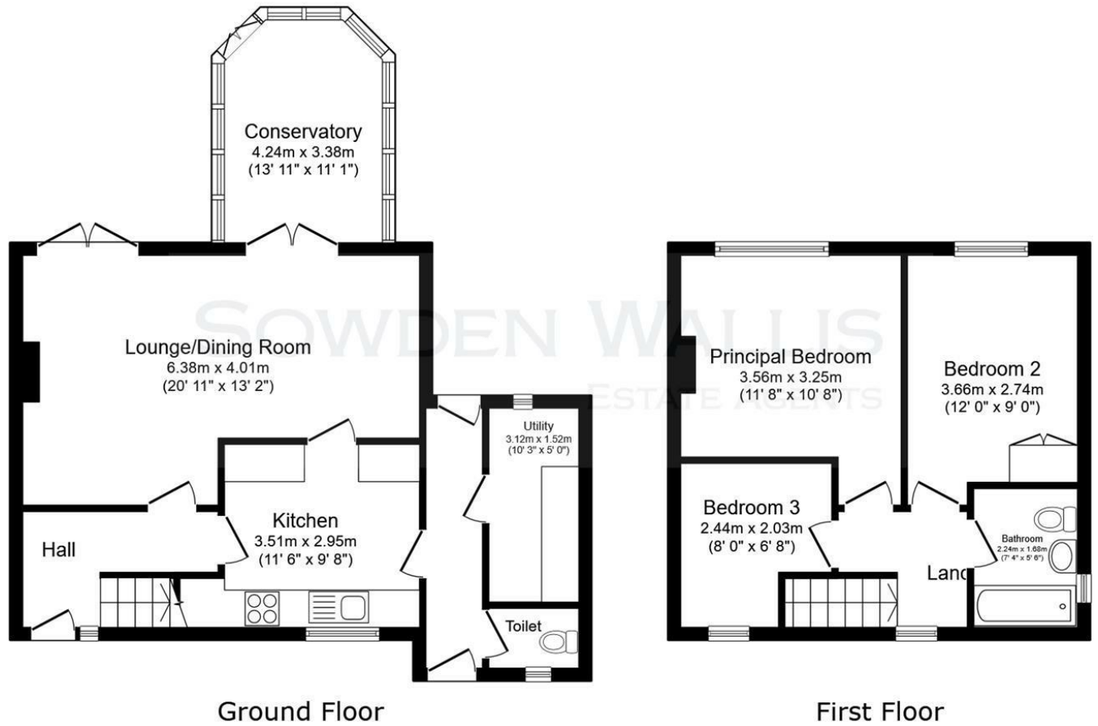
Principal Bedroom
3.56m x 3.25m (11'8 x 10'8)

Bedroom Two
2.74m x 3.66m (9 x 12)

Bedroom Three
2.44m x 2.67m (8 x 8'9)

Bathroom
2.24m x 1.68m (7'4 x 5'6)

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