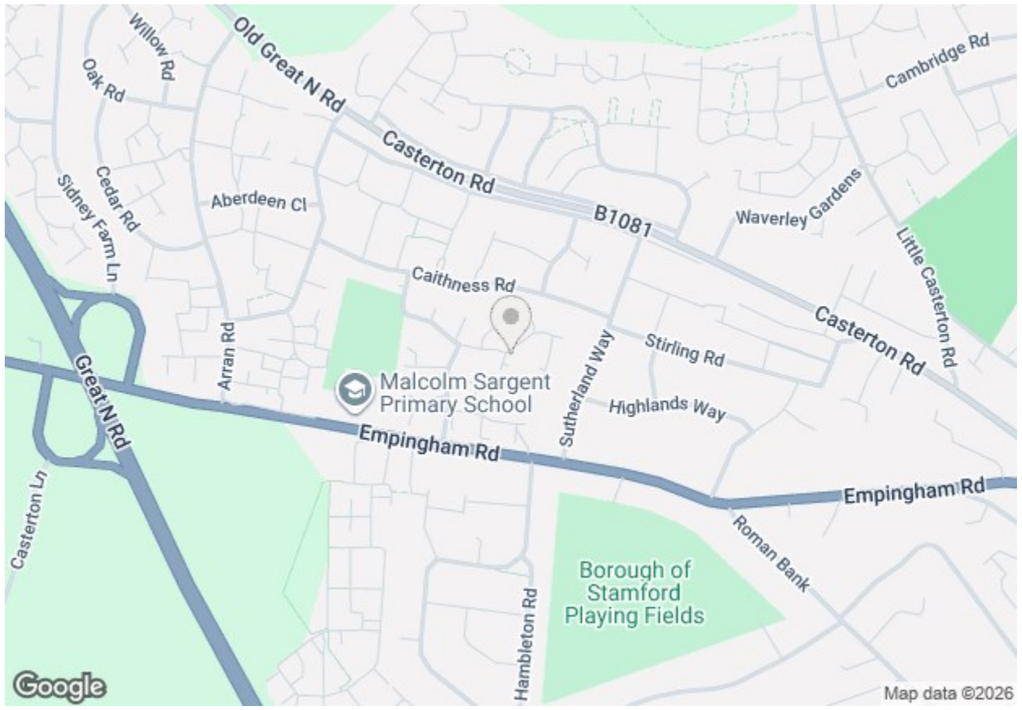
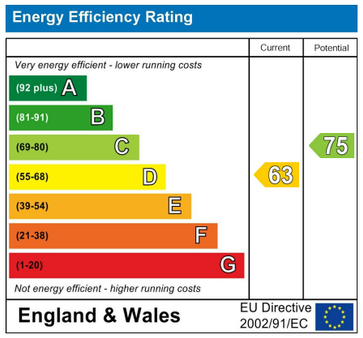
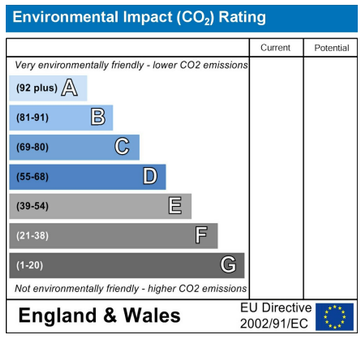
Sowden Wallis
Estate Agents







1 Keats Grove, Stamford, PE9 2GY

Occupying a corner plot within a quiet cul-de-sac location, this well-presented four-bedroom detached home offers spacious and versatile accommodation ideally suited to family living. The property is conveniently positioned close to Malcolm Sargent Primary School and benefits from easy access to local amenities and transport links.

The accommodation briefly comprises a welcoming entrance hall, two well-proportioned reception rooms including an attractive bay-fronted sitting room, and a superb open-plan kitchen family room providing an excellent sociable space for both everyday living and entertaining.

Upstairs, there are four good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property enjoys off-street parking via a block-paved driveway leading to a single integral garage. To the rear is an enclosed garden featuring both patio and lawn areas, ideal for outdoor dining and family use.

Offered to the market with no onward chain, this fantastic family home is viewing highly recommended.

NO CHAIN

Guide Price £410,000 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

- Four bedroom detached home
- Kitchen diner
- Principal bedroom with en-suite
- Enclosed rear patio & lawn garden
- EPC - D, Council Tax Band - E
- Set on a corner plot in a cul-de-sac
- Two reception rooms
- Gas fired central heating
- Integral garage & driveway
- NO CHAIN

ACCOMMODATION:

Entrance Hall
3.68m x 0.86m opening to 1.96m (12'1 x 2'10 opening to 6'5)

Downstairs WC
1.85m x 0.76m (6'1 x 2'6)

Sitting Room
4.29m x 3.43m (14'1 x 11'3)

Dining Room
3.00m x 2.90m (9'10 x 9'6)

Kitchen/Diner
5.16m x 2.64m (16'11 x 8'8)

Landing

Principle Bedroom
3.68m x 3.15m (12'1 x 10'4)

En-suite

Bedroom 2
3.18m x 4.60m (10'5 x 15'1)

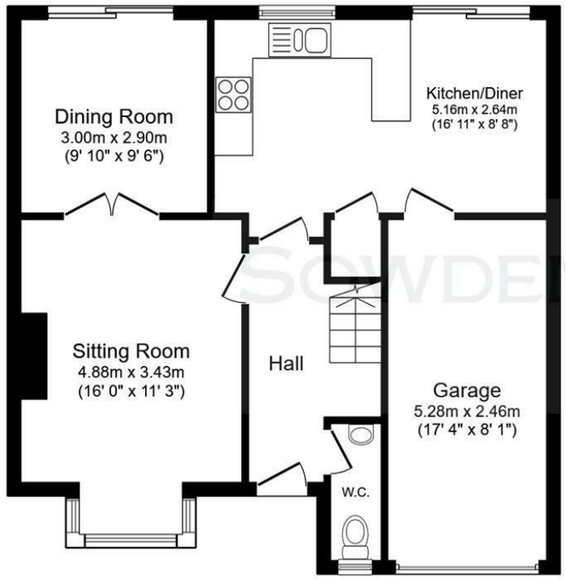
Bedroom 3
3.00m x 3.15m (9'10 x 10'4)

Bedroom 4
2.74m x 2.57m (9 x 8'5)

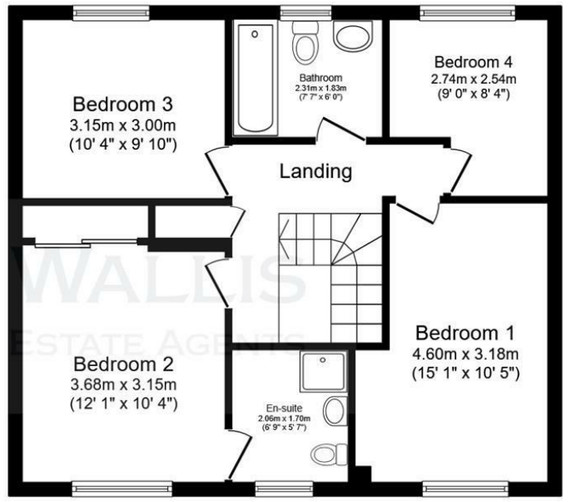
Family bathroom
2.31m x 1.83m (7'7 x 6)

Garage
2.46m x 5.28m (8'1 x 17'4)

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