



69 Banks Crescent, Stamford, PE9 1FF

This extended detached family home comes with a stunning open plan kitchen living space that has a lantern style roof, wood burning stove and quartz work surface kitchen. There are four double bedrooms, two with en-suites and a family bathroom that has a bath and walk-in shower.

The property is set over looking a green to the front, along with a south facing patio and lawn garden to the rear.

The accommodation comprises: - Entrance hall, cloakroom, open plan kitchen living space, utility room, sitting room/snug, office, landing, Main bedroom with fitted wardrobes and en-suite, Guest bedroom with en-suite, two further double bedrooms and a family bathroom.

Additionally, the property features parking for two vehicles, a valuable asset in this desirable location, as well as a storage garage. The surrounding area is known for its picturesque scenery and community spirit, making it an excellent choice for those looking to settle in a welcoming neighbourhood.

Viewing is highly recommended in order to appreciate the standard of finish on offer.

Guide Price £575,000 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.

- Stunning open plan kitchen lliving space
 - Finished to a high standard
 - Family bathroom with bath and walk-in shower
 - Lantern style roof light in the extension & woodburning stove
 - Off street parking & storage garage
- Extended family home
 - Four bedroom with two en-suites
 - Gas fired central heating
 - Overlooking a green
 - Council Tax Band - D, EPC - C



ACCOMMODATION:

- Entrance Hall**

Cloakroom
1.68m x 1.07m (5'6 x 3'6)

Open Plan Kitchen Diner/Living Space
8.76m max, 8.00m min x 7.39m (28'9 max, 26'3 min x 24'3)

Utility Room
2.69m x 1.83m (8'10 x 6')

Sitting Room/Snug
3.40m x 2.69m (11'2 x 8'10)

Office
3.35m x 2.41m (11' x 7'11)

Landing
- Main Bedroom**
4.06m x 3.12m (13'4 x 10'3)

En-suite
2.03m x 1.45m (6'8 x 4'9)

Bedroom Two
4.06m x 2.51m (13'4 x 8'3)

En-suite
1.88m x 1.60m (6'2 x 5'3)

Bedroom Three
3.94m x 2.67m (12'11 x 8'9)

Bedroom Four
3.73m max x 2.69m (12'3 max x 8'10)

Family Bathroom
2.51m x 1.91m (8'3 x 6'3)

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