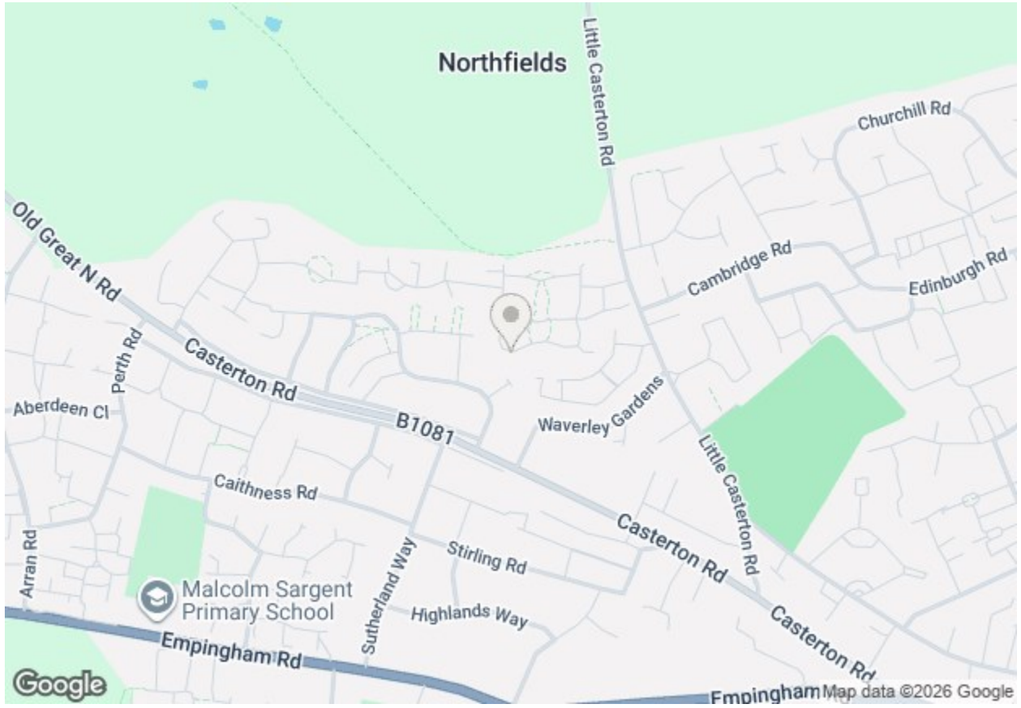
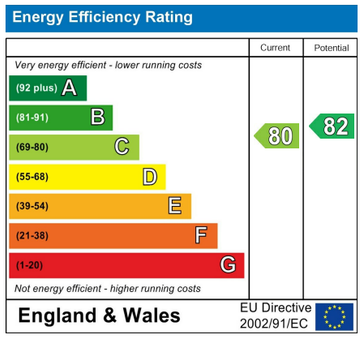
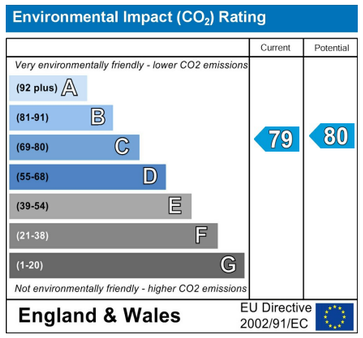
Sowden Wallis
Estate Agents







81 Banks Crescent, Stamford, PE9 1FF

This immaculately presented four bedroom detached family home comes with an open-plan kitchen diner that leads onto a beautiful conservatory. The main bedroom has fitted wardrobes and an en-suite shower room, whilst a good sized sitting room, three further bedrooms and a utility room all provide generous levels of family accommodation.

The accommodation comprises: - Entrance hall, sitting room, kitchen diner, utility room, cloakroom, landing, Main bedroom with en-suite, three further bedrooms and a family bathroom.

To the front is a driveway that leads to the integral single garage, whilst to the rear is a south facing lawn and patio garden.

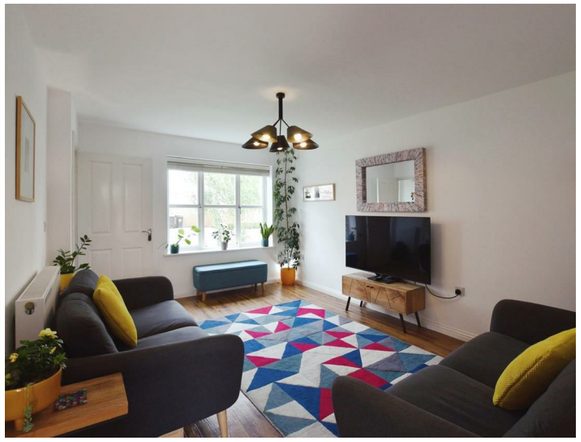
NO CHAIN

Asking Price £399,995 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

- Detached family home
- Superb kitchen diner
- Main Bedroom with en-suite & fitted wardrobes
- South facing patio & lawn garden
- Gas fired central heating
- Four Bedrooms
- Impressive conservatory
- Good sized sitting room
- Integral garage & parking
- EPC - C



ACCOMMODATION:

Entrance hall

Sitting Room
4.50m x 3.35m (14'9 x 11')

Kitchen Diner
5.16m x 2.90m (16'11 x 9'6)

Utility Room

Cloakroom

Conservatory
3.61m x 3.05m (11'10 x 10')

Landing

Main Bedroom
3.28m min x 3.15m plus wardrobes (10'9 min x 10'4 plus wardrobes)

En-suite

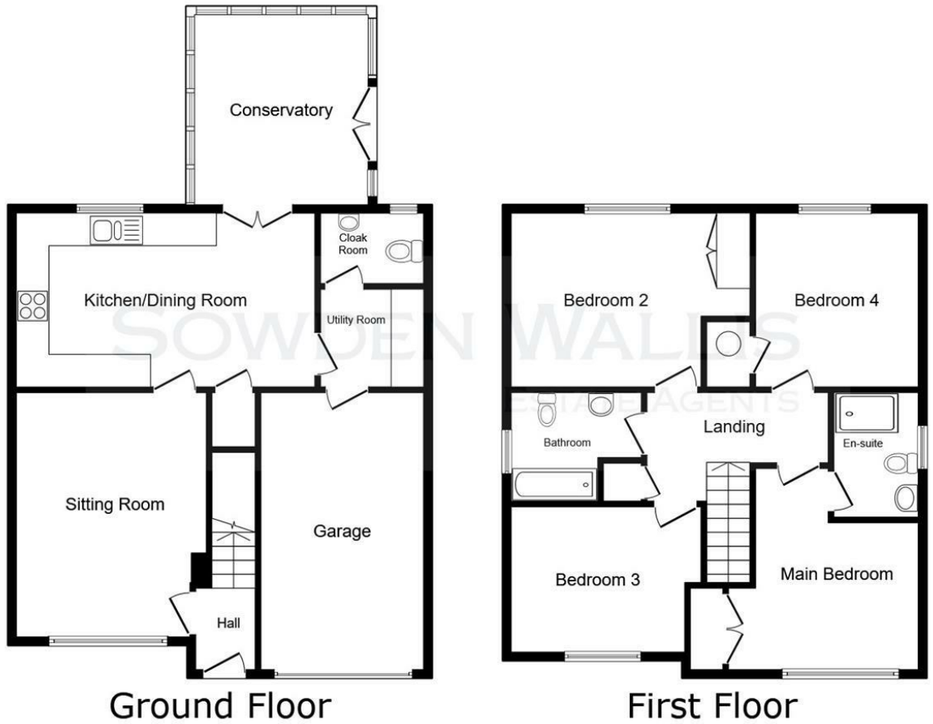
Bedroom Two
3.15m x 3.35mmax (10'4 x 11'max)

Bedroom Three
3.37 x 2.92 (11'0" x 9'6")

Bedroom Four
2.74m x 2.51m (9' x 8'3)

Bathroom

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