



4 Audas Place, STAMFORD PE9 1GL

£325,000



*** IMMACULATE TOWN HOUSE *** This three storey, three bedroom property would make an ideal family home. Positioned on a popular development in Stamford, with a garage and allocated parking. Briefly comprising kitchen/diner, study, WC, upstairs living room, family bathroom and three double bedrooms, with en-suite to the principle. Council Tax Band D / EPC Energy Rating Currently Unavailable.

UPVC DOUBLE GLAZED DOOR TO THE FRONT.

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor accommodation with cupboard under.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Extractor fan, radiator.

DINING ROOM / STUDY

9' 3" x 8' 7" (2.82m x 2.62m) (approx) Radiator. UPVC double glazed window to the front.

KITCHEN / DINER

15' 6" x 12' 2" (4.72m x 3.71m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Double oven and hob with cooker hood over. Integrated fridge / freezer and dishwasher. Space and plumbing for washing machine . Radiator. UPVC double glazed French doors to the garden, UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Radiator. UPVC Double glazed window to the front. Doors to:

SITTING ROOM

15' 6" x 12' 5" (4.72m x 3.78m) (approx) Feature fireplace with inset fire. Two radiators. Two UPVC double glazed windows to the rear.

BEDROOM TWO

13' 2" x 8' 9" (4.01m x 2.67m) (approx) UPVC double glazed window to the front.

SECOND FLOOR LANDING

BEDROOM ONE

13' 5" x 12' 5" (4.09m x 3.78m) (approx) Two UPVC double glazed windows to the rear. Built in double wardrobe.

EN SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC. Heated towel rail. Half tiled.

BEDROOM THREE

15' 6" x 7' 5" (4.72m x 2.26m) (approx) Two UPVC double glazed windows to the front. Radiator.

BATHROOM

Fitted with a three piece suite, comprising bath with shower over, wash hand basin and WC. Half tiled, heated towel rail, airing cupboard, extractor fan.

OUTSIDE

To the front, block paved area provides off road parking, with further block paving to the front of the property.

To the rear, there is artificial grass, enclosed by timber fencing, gated to the rear. Mature shrubs and trees, and a large decking area.

GARAGE

Garage en-bloc with parking to the front.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

