



60 Drift Avenue, STAMFORD, Lincolnshire PE9 1UY

£240,000



*** IDEAL FIRST TIME BUY OR INVESTMENT *** Ideally positioned in a sought-after cul-de-sac location, this well-presented two-bedroom property offers convenient access to local amenities and is within walking distance of the town centre. The accommodation includes a modern kitchen, spacious lounge/diner with high ceiling and skylight, downstairs cloakroom, and entrance hallway to the ground floor. Upstairs features two generously sized bedrooms and a contemporary family bathroom. Externally, the property benefits from a large block-paved driveway providing ample off-road parking, with gated side access leading to a private rear garden laid to lawn with a patio area - perfect for outdoor relaxation. EPC Energy Rating B / Council Tax Band B.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL

Stairs to first floor accommodation with cupboard under.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. UPVC double glazed window to the front.

KITCHEN

Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over. Integrated eye level oven, gas hob with extractor fan over. space for fridge / freezer, space and plumbing for dishwasher and washing machine. Tiled flooring and splashback. UPVC double glazed window to the front.

LOUNGE / DINER

'L' shaped, UPVC double glazed French doors to the rear, UPVC double glazed windows to the side and rear, UPVC double glazed skylight.

LANDING

Doors to:

BEDROOM ONE

UPVC double glazed window to the rear. Radiator and loft access.

BEDROOM TWO

UPVC double glazed window to the front. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC. Extractor fan, tiled flooring and chrome heated towel rail.

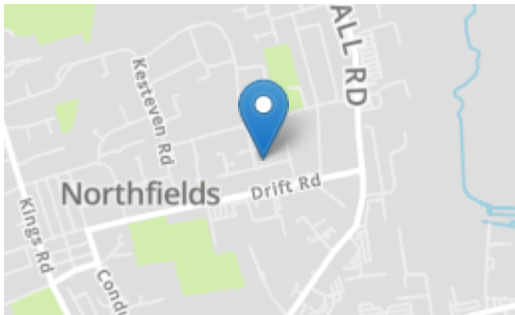
OUTSIDE

To the front, a block paved driveway provides ample off road parking. Gated access to the rear garden.

To the rear, the garden is laid to lawn and enclosed by timber fencing. Patio area.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

