



15 Turnpole Close, STAMFORD, Lincolnshire PE9 1DT

£367,500



***** FAMILY HOME ***** This detached property is situated in a desirable cul-de-sac, within walking distance to local schooling and amenities, overlooking a green. Briefly comprising entrance hall, three reception rooms and kitchen/breakfast room. Upstairs, there are three double bedrooms, with an en-suite and built-in wardrobes to the principle, and a modern family bathroom. Outside, there is a spacious part-walled garden, with access leading to the front, where there is off road parking. EPC energy rating D - Council Tax Band D.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Tiled flooring. Electric heater, coving to ceiling, stairs to first floor accommodation. UPVC double glazed window and door to the front.

LOUNGE

14' 2" x 12' 7" max (4.32m x 3.84m max) (approx)

Fireplace, radiator, coving to ceiling, UPVC double glazed bay window to the front.

Opening to:

RECEPTION ROOM

9' 7" x 8' 2" (2.92m x 2.49m) (approx)
UPVC double glazed patio door to the rear. Coving to ceiling.

KITCHEN / BREAKFAST ROOM

16' 0" x 9' 6" (4.88m x 2.90m) (approx)
Fitted with a range of eye level and base units with worktop over. Sink with half bowl and drainer with stainless steel mixer tap over. Space for fridge / freezer. Oven and hob with extractor hood over. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher. Part tiled, tiled flooring, pantry, coving to ceiling, spotlights. Two radiators. UPVC double glazed door to the rear, two UPVC double glazed windows to the rear and UPVC double glazed window to the side.

DINING ROOM

15' 4" x 7' 4" (4.67m x 2.24m) (approx)
Radiator, coving to ceiling. UPVC double glazed window to the front.

LANDING

Loft access, storage cupboard.

BEDROOM ONE

12' 1" (not including wardrobe) x 9' 9" (3.68m x 2.97m) (approx)
UPVC double glazed window to the front. Built-in wardrobe, radiator.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC. Part tiled, chrome heated towel rail. UPVC double glazed window to the front.

BEDROOM TWO

13' 8" x 8' 4" (4.17m x 2.54m) (approx)
Dual aspect UPVC double glazed windows to the front and rear. Radiator.

BEDROOM THREE

10' 10" (not including wardrobe) x 9' 0" (3.30m x 2.74m) (approx)
UPVC double glazed window to the rear. Radiator, storage cupboard.

BATHROOM

Fitted with a three piece suite comprising bath, vanity wash hand basin with modern bowl and WC. Chrome heated towel rail, part tiled. UPVC double glazed window to the rear.

OUTSIDE

The front garden is mainly laid to lawn, with mature shrubbery and hedging, and off road parking.

The rear garden is mainly laid to lawn with patio areas providing seating options, and is enclosed by walling and timber fencing.

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.

