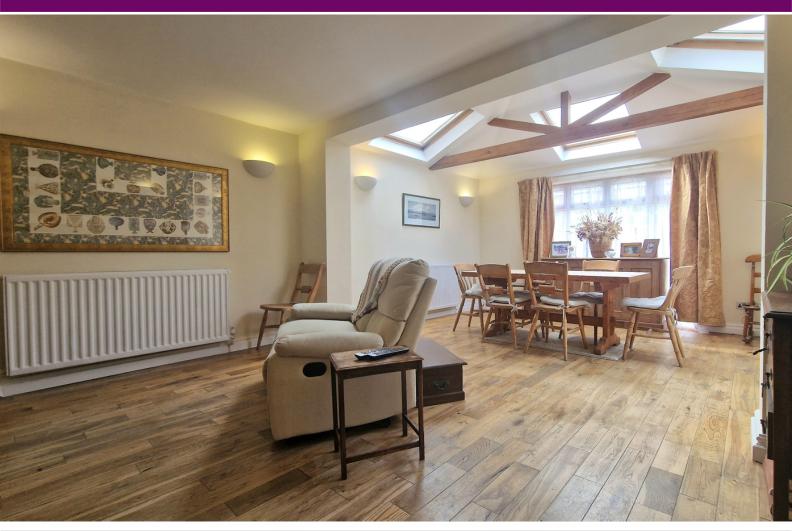


'Making your move easier'



26 Beech Grove, STAMFORD PE9 2JH

£285,000





*** SITUATED ON A CORNER PLOT *** This three bedroom semi-detached house is well presented and benefits from a large open plan lounge / dining room leading to a good sized garden. Briefly the property comprises entrance porch, kitchen / breakfast room and lounge / dining room. To the first floor there are three bedrooms and family bathroom. To the front of the property, there is a large driveway with ample off road parking, leading to a garage. EPC Energy rating C - Council Tax Band B.

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UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH

Tiled floor, UPVC double glazed window to the front.

KITCHEN

15' 2" x 8' 3" (4.62m x 2.51m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Tiled splashback. Oven and hob with extractor fan over. Space and plumbing for dishwasher and washing machine. Wall mounted boiler, radiator, inset spotlights. Cupboard. UPVC double glazed window to the front.

INNER HALL

Radiator. Stairs to first floor accommodation.

LOUNGE AREA

14' 0" x 11' 3" (4.27m x 3.43m) (approx) Radiator, wooden flooring.

DINING ROOM

13' 11" x 9' 9" (4.24m x 2.97m) (approx) Wooden flooring, Feature wooden beams. UPVC double glazed window to the rear, UPVC double glazed French doors to the garden. Three UPVC skylights.

LANDING

Loft access (boarded and loft ladder) Doors to:

BEDROOM ONE

11' 9" x 10' 1" (3.58m x 3.07m) (approx) UPVC double glazed window to the rear. Inset spotlights, radiator.

BEDROOM TWO

12' 0" x 11' 7" (3.66m x 3.53m) (approx) UPVC double glazed window to the front. Radiator.

BEDROOM THREE

7' 1" x 6' 8" (2.16m x 2.03m) (approx) UPVC double glazed window to the rear. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over and shower screen, vanity wash hand basin with cupboard under, and close coupled WC. Fully tiled, heated towel rail, extractor fan. UPVC double glazed window to the front.

GARAGE

Single garage with up and over door to the front. UPVC double glazed window to the rear. Personnel door to the rear.

OUTSIDE

To the front, an extended driveway leads to the garage, with gravelled area to the side.

To the rear, there is a patio area with steps to a lawn area. The garden is enclosed by timber fencing and is gated 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.





Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only. 7 High Street Peterborough, PE6 8ED T: 01778 382300