



6 York Road, Stamford, Lincolnshire PE9 1LL

£250,000



*** STAMFORD TOWN CENTRE *** This three bedroom property would make an ideal first time buy or investment. Located just minutes away from the town centre, this home briefly comprises entrance hall, kitchen/diner and lounge. Upstairs, there are three bedrooms and a modern shower room. Outside, there is a driveway providing ample off road parking and an enclosed rear garden. Call 01780 757788 to book your personal viewing. EPC Energy Rating D / Council Tax Band A.

ENTRANCE HALL

UPVC front door, radiator, stairs to first floor accommodation.

KITCHEN/DINER

16' 2" x 8' 9" (4.93m x 2.67m) (Approx) Fitted with a range of eye level and base units with worktops over, stainless steel double bowl sinks with mixer tap over, space and plumbing for dishwasher, space for fridge freezer. Oven with hob and extractor hood over. UPVC window and door to rear, two UPVC windows to front, understair pantry cupboard. Heated towel rail.

LOUNGE

16' 2" x 11' 0" (4.93m x 3.35m) (Approx) Feature fireplace with log burner and tiled hearth, radiator, UPVC windows to front and rear.

LANDING

UPVC window to rear, loft access with built-in ladder.

BEDROOM ONE

10' 8" x 9' 0" (3.25m x 2.74m) (Approx) UPVC window to front, radiator, airing cupboard.

BEDROOM TWO

11' 0" x 10' 2" (3.35m x 3.10m) (Approx) UPVC window to front, radiator.

BEDROOM THREE

7' 7" x 7' 4" (2.31m x 2.24m) (Approx) UPVC window to rear, radiator.

SHOWER ROOM

Fitted with a three piece suite comprising oversized walk-in shower with waterfall showerhead and glass screen, vanity wash hand basin and low level WC. Fully tiled, heated towel rail, inset spotlights and UPVC window to rear.

OUTSIDE

To the front, there is a gravelled driveway providing ample off road parking, with block paved bordered path leading to front door.

To the rear, the enclosed rear garden is mainly laid to lawn, with patio providing seating area. There is gated access at the rear of the garden.

There is an internal cupboard, accessed externally, with space and plumbing for washing machine and tumble dryer.

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.

