



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**60 Drift Avenue, Stamford, Lincolnshire PE9 1UY**

**£250,000**



\*\*\* 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.

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**T: 01778 382300**



## 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.

