



10 Darwin Close, Stamford PE9 1JL

£254,000



***** THREE DOUBLE BEDROOMS ***** This property would make an ideal family home, located near to Stamford town centre. Downstairs briefly comprises a modern, refitted kitchen, large dining room, living room, utility room and WC. Upstairs accommodates three double bedrooms, an en-suite, stylish family bathroom, and skylights to the landing, en-suite and bathroom. The garden is fully enclosed and the front provides ample off road parking. EPC Energy Rating C - Council Tax Band B.

ENTRANCE PORCH

UPVC front door and UPVC window to front, downlights, cupboard.

DINING ROOM

18' 1" x 8' 1" (5.51m x 2.46m) (Approx.) Stairs to first floor accommodation, understairs storage, radiator, downlights, wooden flooring.

KITCHEN

10' 10" x 9' 1" (3.30m x 2.77m) (Approx.) Fitted with a range of eye level and base units with worktops over, gas hob, oven and extractor over, space for fridge freezer, integrated dishwasher, stainless steel sink with mixer tap over and drainer, UPVC window to front, coving, tiled flooring, radiator.

LIVING ROOM

14' 0" x 10' 11" (4.27m x 3.33m) (Approx.) UPVC French doors to rear, media wall with storage, electric fireplace, radiator, coving.

UTILITY ROOM

UPVC door to garden, tiled flooring, plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap over and drainer, base and eye level units with worktop over, radiator, downlights.

WC

UPVC window to rear, two piece suite comprising WC and hand basin.

LANDING

Loft access, downlights, skylight, coving.

BEDROOM ONE

14' 0" x 10' 11" (4.27m x 3.33m) (Approx.) UPVC window to rear, radiator, downlights, coving.

EN-SUITE

Three piece suite comprising shower cubicle, WC and handbasin, chrome heated towel rail, fully tiled, downlights and skylight.

BEDROOM TWO

18' 1" x 8' 10" max, 8'00" min (5.51m x 2.69m) (Approx.) UPVC window to rear, radiator, downlights.

BEDROOM THREE

10' 11" x 9' 0" (3.33m x 2.74m) (Approx.) UPVC window to front, radiator, downlights, coving.

BATHROOM

Four piece suite comprising inset bath with tiled surround, shower, his and hers vanities with vessel sinks, WC, fully tiled with inset storage, downlights, chrome heated towel rail, skylight and UPVC window to front.

OUTSIDE

The front of the property is concreted to provide ample off road parking.

The fully enclosed rear garden is mainly laid to lawn with patio , providing seating areas.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

