



**14 Mountbatten Avenue, Stamford, Lincolnshire PE9 1HU**

**£230,000**



**\*\*\* OFF ROAD PARKING \*\*\*** This semi-detached property is situated close to local amenities and schooling and would make an ideal first time buy or investment. Boasting a double-width driveway, offering ample off-road parking, along with an enclosed rear garden. Inside, the home features an open plan living, dining, and kitchen area, complemented by a spacious conservatory, and a downstairs cloakroom. Upstairs, there are two double bedrooms, a further single bedroom and a family bathroom. EPC Energy Rating C / Council Tax Band B.



## UPVC DOOR TO:

## ENTRANCE PORCH

UPVC windows to front and side. Door to:

## HALLWAY

Laminate floor, stairs to first floor accommodation and coving to ceiling.

## CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Window to the front.

## LOUNGE

4.3m x 3.54m max (14' 1" x 11' 7") (Approx) Laminate flooring, radiator, UPVC double glazed window to the front and coving to ceiling.

Arch to:

## KITCHEN/DINER

5.52m x 3.3m (18' 1" x 10' 10") (Approx) Fitted with a range of eye level and base units with worktop over. Sink and drainer with mixer tap over. Oven and hob with extractor fan over. Integrated dishwasher, integrated fridge / freezer. Coving to ceiling. Two UPVC double glazed windows to the rear.

Laminate flooring, coving to ceiling. UPVC double glazed patio doors to :

## CONSERVATORY

Brick and UPVC construction. Laminate flooring. UPVC double glazed door to the side.

## LANDING

Loft access, double cupboard. UPVC double glazed window to the side.

## BEDROOM ONE

4.80m x 3.51m (15' 9" x 11' 6") (Approx) UPVC double glazed window to the front. Radiator.

## BEDROOM TWO

3.51m max x 2.9m (11' 6" x 9' 6") (Approx) UPVC double glazed window to the rear. Fitted wardrobe.

## BEDROOM THREE

2.74m x 2.54m (9' 0" x 8' 4") (Approx) UPVC double glazed window to the front. Cupboard.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Two UPVC double glazed windows to the rear and the side.

## OUTSIDE

To the front, a block paved driveway provides ample off road parking. Low level fence to both sides.

To the rear, the garden is laid to lawn and enclosed by timber fencing. Mature shrubs.

## 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.

