

OPENING HOURS
Monday to Friday. 9.00am until 6.00pm
Saturday. 9.00am until 4.00pm
Sunday. Closed



37 DRIFT AVENUE, STAMFORD
PE9 1UY
£265,000

FREEHOLD



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Featuring a 19' x 10' kitchen/dining room with lantern window and views over the private enclosed rear garden, this semi-detached home is offered for sale in excellent decorative order throughout and is set at the end of a small cul-de-sac. The property, which benefits from having gas-fired central heating, has a lounge to the front with walk-in bay window, ground floor cloakroom, whilst to the first floor there are two double bedrooms and a family bathroom. Outside, the property has a driveway leading to a gated entrance to the side which provides further parking, whilst the rear garden, which is fully enclosed, is mainly laid to lawn with a large patio area and timber shed.

Entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

LOUNGE 15'10 x 11'4 (4.83m x 3.45m)

With walk-in bay window to front elevation, radiator, contemporary fireplace and door leading to

KITCHEN/DINING ROOM 19' x 10'9 (5.79m x 3.28m)

A most impressive contemporary room featuring a lantern window, this room has a kitchen area with a range of ample wall and base units, integrated oven with electric hob and extractor above, plumbing for washing machine, fridge space, work surface, wall tiling, sink unit, built-in understairs storage cupboard, further built-in cupboard, dining area with lantern window above, radiator, window to rear elevation and door to

LOBBY

With door to rear garden and door to

CLOAKROOM

Comprising low flush WC.

LANDING

BEDROOM ONE 11'6 x 10'7 (3.51m x 3.23m)

With built-in wardrobe, radiator and window to front elevation.

BEDROOM TWO 10'5 x 8'7 (3.18m x 2.62m)

With radiator and window to rear elevation.

BATHROOM

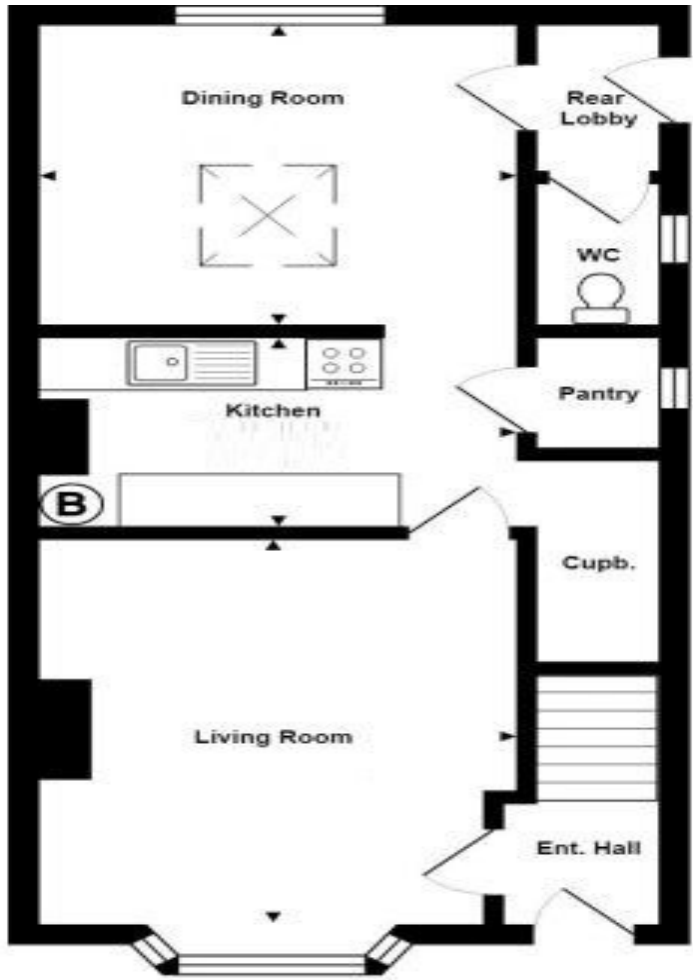
Comprising P-shaped bath with shower above, wash-hand basin with cupboard below, low flush WC, heated towel rail, wall tiling and window to rear elevation.

OUTSIDE

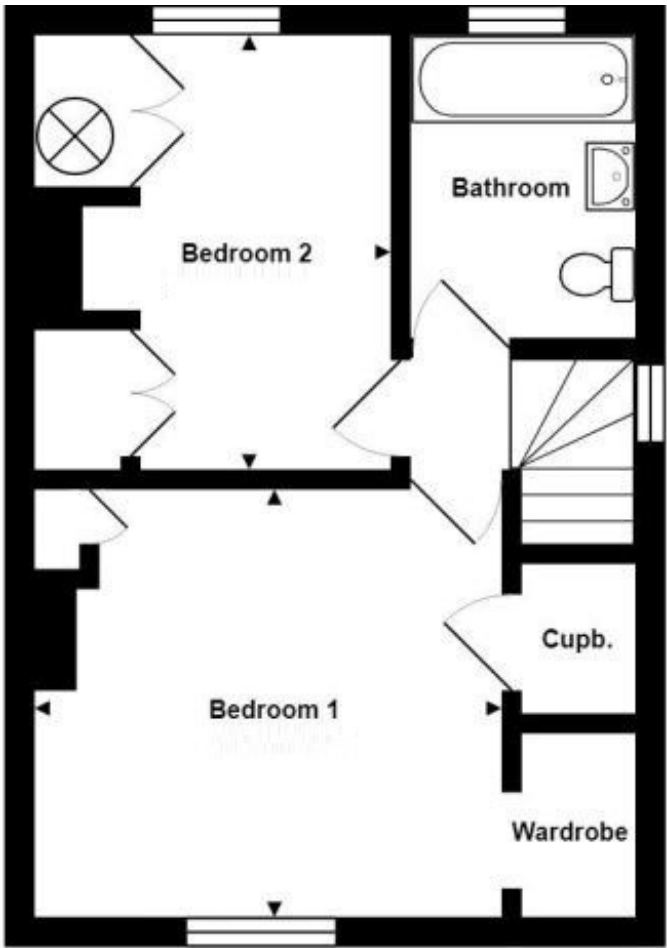
The property has a driveway which provides parking for at least 2 vehicles and leads to a gated side access with attractive Indian stone patio area and paving. The private enclosed rear garden is mainly laid to lawn with mature shrubs.

EPC RATING: D

COUNCIL TAX BAND: B (SKDC)



Ground Floor



First Floor

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.