



**26 Beech Grove, Stamford PE9 2JH**

**£310,000**



\*\*\* SITUATED ON A CORNER PLOT \*\*\* This three bedroom semi-detached house is well presented and benefits from a large open plan lounge / dining room leading to a good sized garden. Briefly the property comprises entrance porch, kitchen / breakfast room and lounge / dining room. To the first floor there are three bedrooms and family bathroom. To the front of the property, there is a large driveway with ample off road parking, leading to a garage. EPC Energy rating C - Council Tax Band B.

**UPVC DOUBLE GLAZED DOOR TO:**
**ENTRANCE PORCH**

Tiled floor, UPVC double glazed window to the front.

**KITCHEN**

15' 2" x 8' 3" (4.62m x 2.51m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Tiled splashback. Oven and hob with extractor fan over. Space and plumbing for dishwasher and washing machine. Wall mounted boiler, radiator, inset spotlights. Cupboard. UPVC double glazed window to the front.

**INNER HALL**

Radiator. Stairs to first floor accommodation.

**LOUNGE AREA**

14' 0" x 11' 3" (4.27m x 3.43m) (approx) Radiator, wooden flooring.

**DINING ROOM**

13' 11" x 9' 9" (4.24m x 2.97m) (approx) Wooden flooring, Feature wooden beams. UPVC double glazed window to the rear, UPVC double glazed French doors to the garden. Three UPVC skylights.

**LANDING**

Loft access (boarded and loft ladder) Doors to:

**BEDROOM ONE**

11' 9" x 10' 1" (3.58m x 3.07m) (approx) UPVC double glazed window to the rear. Inset spotlights, radiator.

**BEDROOM TWO**

12' 0" x 11' 7" (3.66m x 3.53m) (approx) UPVC double glazed window to the front. Radiator.

**BEDROOM THREE**

7' 1" x 6' 8" (2.16m x 2.03m) (approx) UPVC double glazed window to the rear. Radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over and shower screen, vanity wash hand basin with cupboard under, and close coupled WC. Fully tiled, heated towel rail, extractor fan. UPVC double glazed window to the front.

**GARAGE**

Single garage with up and over door to the front. UPVC double glazed window to the rear. Personnel door to the rear.

**OUTSIDE**

To the front, an extended driveway leads to the garage, with gravelled area to the side.

To the rear, there is a patio area with steps to a lawn area. The garden is enclosed by timber fencing and is gated to the front.

**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.

