



Carisbrooke Grove
Stamford, PE9 2GF
£250,000

Richardson

Carisbrooke Grove

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Located within a small cul-de-sac towards the edge of the town and within walking distance of the popular Malcolm Sargent Primary School, this modern end of terrace 3 bedroom home is offered with NO CHAIN. Benefiting from UPVC double glazing and gas central heating, the accommodation comprises, reception hall with cloakroom/WC off, and stairs to the first floor. The kitchen has a range of base and eye level storage units with timber effect work surface and built in gas hob, oven and extractor fan. There is also space for a washing machine and a full height fridge/freezer. The lounge diner has sliding patio doors to the outside and a built in cupboard under the stairs. To the first floor the master bedroom has built in wardrobes/storage, there are 2 further bedrooms and bathroom. Externally the enclosed rear garden is laid to lawn enclosed by fencing and gated access to the side. The property has TWO allocated parking spaces and an inspection is recommended.

Reception hall

Cloakroom

Kitchen

8'11" x 8'0" (2.74m x 2.44m)

Lounge diner

14'9" x 14'4" (4.51m x 4.39m)

First floor landing





Bedroom
12'10" x 8'9" (3.92m x 2.68m)

Bedroom
9'7" x 8'2" (2.94m x 2.51m)

Bedroom
7'9" x 6'7" (2.38m x 2.03m)

Bathroom

External details
Enclosed rear garden with paved patio area and gated side access. The property has 2 allocated parking spaces.

Council Tax

South Kesteven District Council Tax Band C.

Services

All main services are connected with Gas Central Heating.

Communication

According to Ofcom: Ultrafast Broadband is available

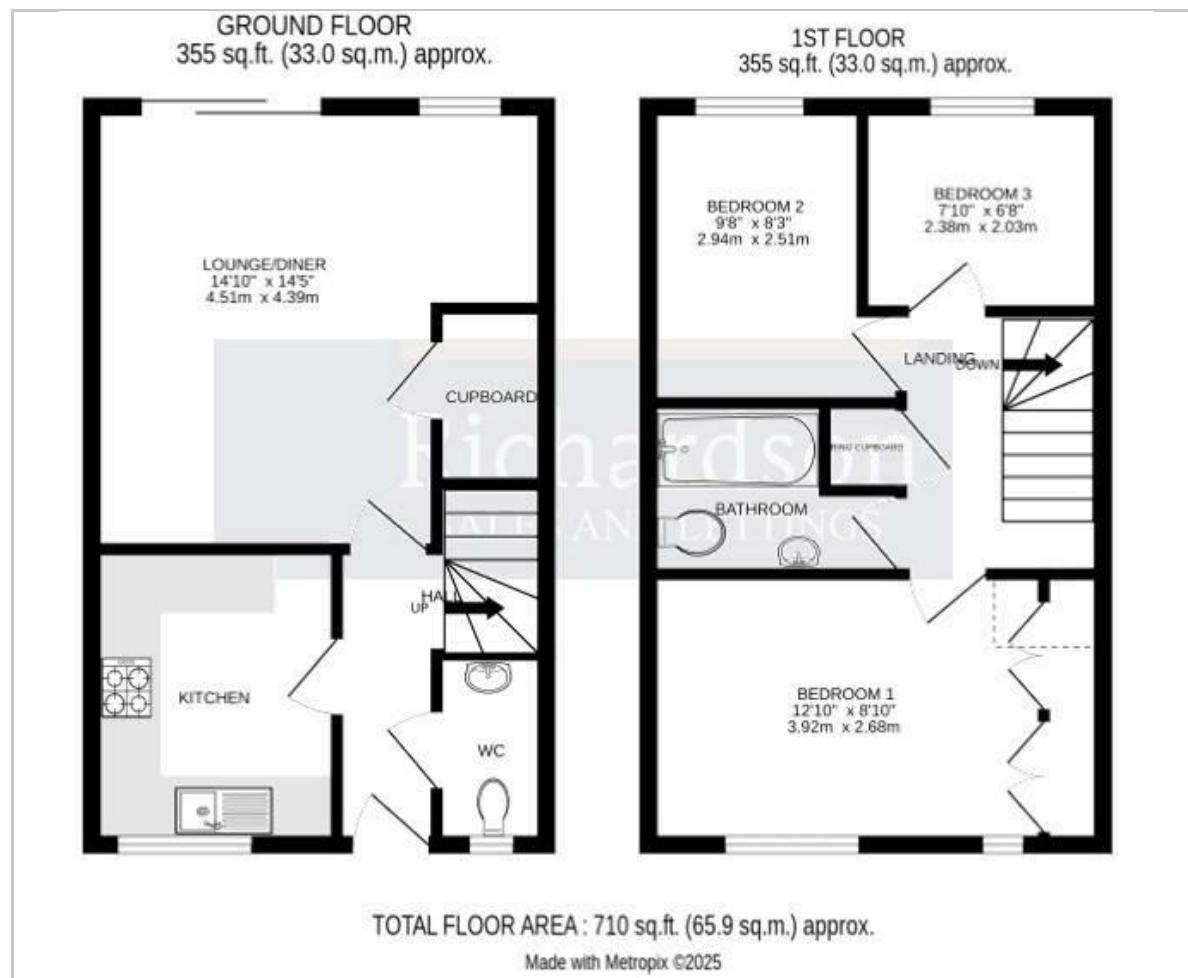
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Viewing

All viewings are strictly by appointment through Richardson
post@richardsonsurveyors.co.uk



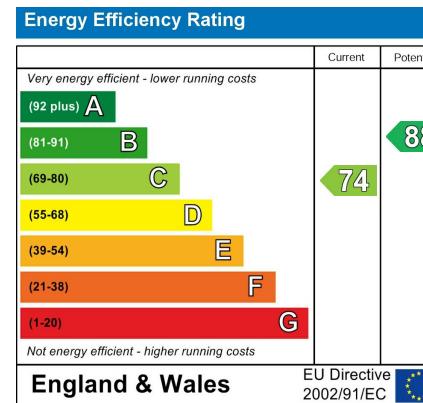
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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