



11 Anseres Place

Stamford, PE9 2FJ

Price Guide £480,000

Richardson

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Providing very easy access to the town centre this attractive modern double fronted stone built home forms part of a private gated development of only 13 properties, with parking for two vehicles and positioned just minutes walk from the towns facilities. The property is offered with NO CHAIN. The well planned layout is over 2 floors and benefits from gas fired central heating and double glazing. The accommodation comprises of reception hall with cloakroom, good sized kitchen diner with comprehensive range of built in appliances, additional cupboards and with utility room off. The sitting room has a gas stove and French doors opening to the rear garden. To the first floor the master bedroom has an ensuite shower room, and there are two further good sized bedrooms, one currently used as a study, and a family bathroom. Externally there is an open plan front with the allocated parking for 2 vehicles and gated side access to the enclosed rear garden which is paved for ease of maintenance with summer house. There is a secure gate giving quick & easy pedestrian access to the town centre. The property is very well presented throughout.

Hall

Cloakroom

Kitchen diner
9'10" x 17'8" (3.00m x 5.4m)

Utility
7'2" x 5'2" (2.2 x 1.6)





Sitting Room

11'9" x 17'8" (3.6 x 5.4)

Principal Bedroom

11'9" x 11'1" (3.6 x 3.4)

Ensuite

9'2" x 6'2" (2.8 x 1.9)

Bedroom 2

9'10" x 9'10" (3.0m x 3.0m)

Bedroom 3

9'10" x 7'6" (3.0 x 2.3)

Bathroom

9'2" x 6'2" (2.8 x 1.9)

External details

One of only 3 of this style of properties within this private development the front of the property is open plan with the allocated parking for 2 vehicles. Gated side access to a paved landscaped rear garden with ease of maintenance in mind, enclosed by fencing with summer house.



Service Charge

There is a service charge payment of approximately £500/pa subject to annual adjustments.

Viewing

All viewings are strictly by appointment through Richardson on 01780 762433.

Floor Plan

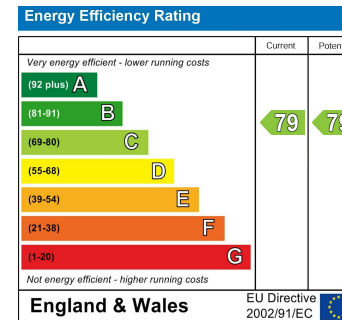


The floor plan shown is a different hand to the actual property

Area Map



Energy Efficiency Graph



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