



Carisbrooke Grove, Stamford  
Asking Price Of £325,000





This attractive three-bedroom end of terrace home is situated within a cul de sac location in a very popular area of Stamford and only a 15-minute walk to the town centre.

The property benefits from a cozy living room, modern kitchen, separate dining room, three-piece bathroom, three bedrooms, enclosed rear garden, and off-road parking for three vehicles.

The property is built over two floors. Entering via the entrance hall which leads into a downstairs W/C, a refurbished kitchen features an array of modern units, a built-in oven and hob, and space for white goods.

The light and airy living room has a feature fireplace and patio doors that overlook the garden to the rear and open to the dining room. On the first floor, from the landing, you gain access to the principal bedroom with built-in wardrobes and two further bedrooms. The three-piece family bathroom completes this floor.

Outside to the front, an inset footpath leads to the front door accompanied by a low-maintenance garden. The rear garden is fully enclosed with a degree of privacy and is mainly laid to lawn with an array of mature shrubs and a spacious decked seating area.

SERVICES: Gas Central Heating

TENURE: Freehold

COUNCIL TAX: BAND: C

EPC: C

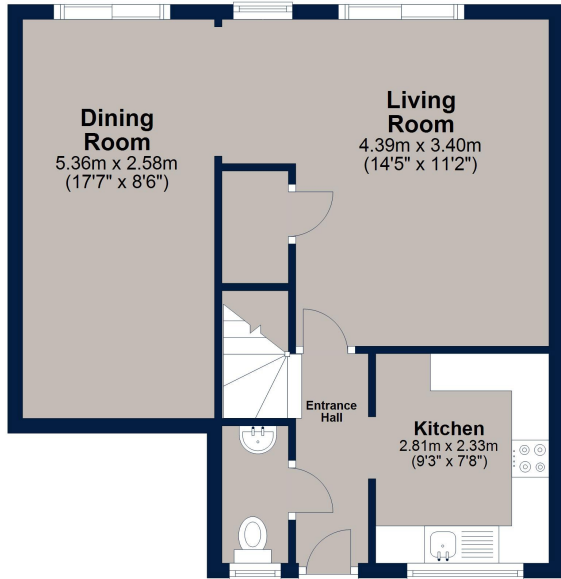




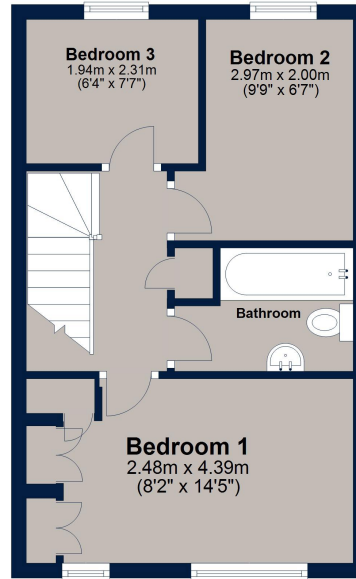


# Carisbrooke Grove, Stamford

**Ground Floor**



**First Floor**



Total area: approx. 78.6 sq. metres (845.7 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



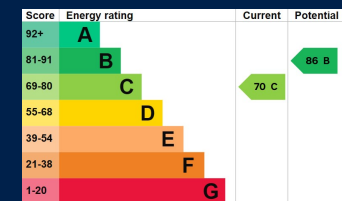
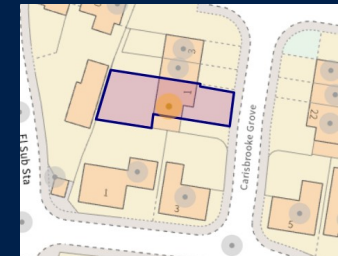
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Conveniently placed on the edge of Stamford town and close to the A1, and without doubt is perfectly balanced in terms of easy access to day-to-day amenities, a town centre lifestyle, and yet quiet location. The High Street of Stamford is within walking distance of the property, offering excellent day to day shopping, coffee shops, supermarkets, eateries, public houses and boutique shops. In addition, it is home to Stamford Endowed School, High School and a further educational college. Owing to this and the cultural lifestyle on offer, Stamford has been voted as one of THE best places to live and raise a family.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements