



**Beech Grove**  
**Stamford PE9 2JH**

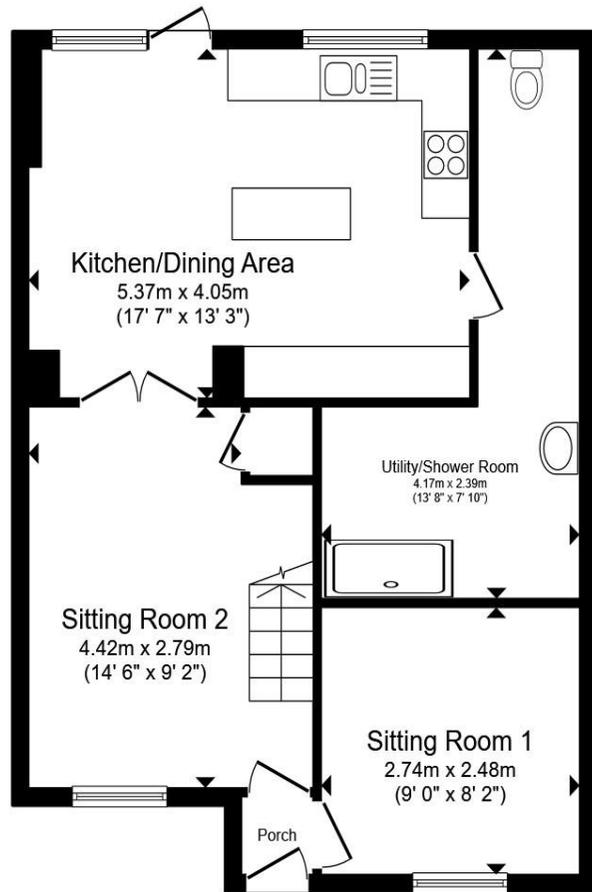


**KNIGHT**  
PARTNERSHIP

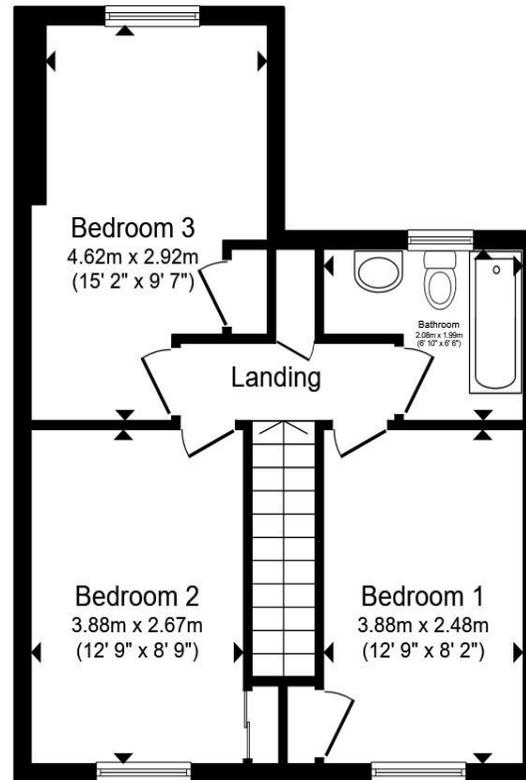
*Welcome to*  
**Beech Grove**  
**Stamford**

A beautifully presented & extended home situated in a popular residential location with excellent access to good local schooling, amenities, the town centre and the A1 for fast commuting. The property benefits from a lovely kitchen dining room, utility/shower room & snug.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Snug**

9' 3" x 8' 1" ( 2.82m x 2.46m )

**Living Room**

14' 9" x 9' 5" ( 4.50m x 2.87m )

**Kitchen Dining Room**

17' 11" x 13' 8" ( 5.46m x 4.17m )

**Utility/Shower Room**

14' x 8' max ( 4.27m x 2.44m max )

**Bedroom One**

13' x 9' ( 3.96m x 2.74m )

**Bedroom Two**

13' x 10' 2" ( 3.96m x 3.10m )

**Bedroom Three**

12' 3" x 9' 10" ( 3.73m x 3.00m )

**Bathroom**

7' 1" x 6' 9" ( 2.16m x 2.06m )

Total floor area 108.1 sq.m. (1,164 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to Beech Grove Stamford

- Well-Presented & Extended Semi-Detached Home
- Three Double Bedrooms
- Snug & Utility/Shower Room
- Lovely Kitchen Dining Room with Bi-fold Doors
- Driveway Providing Parking
- Popular Location Close to Local Schooling & Amenities

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers over  
**£400,000**

The property offers spacious accommodation briefly comprising: Entrance porch leading to a snug or study and the living room with built-in understairs storage. The generous kitchen dining room is fitted with a range of modern units, an island & breakfast bar and integrated appliances including an oven & hob, microwave, dishwasher, wine fridge and fridge freezer, with skylights and bi-fold doors out to the rear garden. Off the kitchen is a shower room and toilet with a utility area with plumbing for a washing machine & dryer.

Upstairs there are three generous double bedrooms, all with built-in cupboards and a family bathroom fitted with a white three-piece suite with a shower over the bath.

Outside to the front is a gravelled driveway providing parking and gated access to the rear, and the garden has artificial lawn with a patio seating area and shed for additional storage.



Please note the marker reflects the  
postcode not the actual property

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