



63 Mountbatten Avenue, Stamford PE9 1HU

£200,000



WELL PRESENTED FAMILY HOME "Offers are invited in excess of £200,000 for this lovely property situated in a popular part of Stamford. Close to local amenities and Schools. The property benefits from having a low maintenance non overlooked rear garden, paved frontage, refitted shower room, three good size bedroom. Lounge, downstairs WC, kitchen with arch to dining area and a sheltered patio area ideal for BBQ's and sitting out. To really appreciate this family home viewing is highly recommended. EPC currently unavailable."

ENTRANCE HALL

Composite door to front/side, storage cupboard, laminate floor, radiator, stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC. Partly tiled and tiled floor.

KITCHEN

11' 3" x 7' 11" (3.43m x 2.41m) (approx) Fitted with a range of base and wall mounted units with work surfaces over, one and half bowl stainless steel sink unit with mixer tap, integrated hob with extractor hob. Plumbing for automatic washing machine, fridge/freezer space, partly tiled walls and tiled floor. Cupboard, UPVC window to rear and half glazed door to rear, arch to:

DINING ROOM

9' 9" x 10' 7" (2.97m x 3.23m) (approx.) UPVC French doors to garden, laminate floor and radiator.

LOUNGE

11' 7" x 14' 4" (3.53m x 4.37m) (approx.) UPVC window to front, radiator, feature fireplace and coving to ceiling.

LANDING

Stairs from ground floor.

BEDROOM ONE

13' 11" x 11' 7" (4.24m x 3.53m) (approx.) UPVC window to front and radiator.

BEDROOM TWO

11' 6" x 9' 5" (3.51m x 2.87m) (approx.) UPVC window to rear, radiator and cupboard.

BEDROOM THREE

9' 0" x 8' 3" (2.74m x 2.51m) (approx.) UPVC window to side, radiator and cupboard.

SHOWER ROOM

Fitted with a walk in double shower cubicle, WC and wash hand basin. Heated towel rail, fully tiled and tiled floor, extractor fan and UPVC window to rear/side.

OUTSIDE

Front: Paved path to front and enclosed by fencing.

Rear: Garden laid with Astro turf, paved patio area, BBQ area, shed, hedging to rear and side access. Brick built shed and outside lighting.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

