



**24 Banks Crescent, Stamford, Lincolnshire PE9 1FJ**

**£310,000**



**\*\*\*FAMILY HOME\*\*\*** " Offers are invited in excess of £310,000 for this property situated within a modern estate, just off Casterton Road. This detached home benefits from two receptions, downstairs cloakroom, garden room, fully enclosed rear garden, with easy access to a single garage. In brief the property comprises of entrance hall, downstairs WC, lounge, dining room, kitchen, three bedrooms, en suite to main and family bathroom. Outside there is off road parking for two vehicles, with gardens to front and rear. To fully appreciate this property, viewing is highly recommended. EPC is currently unavailable."

**ENTRANCE HALL**  
Half glazed door to front, stairs to first floor and radiator.

**CLOAKROOM**  
Fitted with a two piece suite comprising WC and wash hand basin.

**LOUNGE**  
17' 7" x 10' 5" (5.36m x 3.17m) (approx.) UPVC window to front, electric fire set within fireplace, French doors to conservatory and radiator.

**GARDEN ROOM**  
9' 6" x 8' 10" (2.90m x 2.69m) (approx.) UPVC window to rear, solid roof, tiled floor, electric radiator, half glazed door to rear.

**DINING ROOM**  
9' 9" x 9' 5" (2.97m x 2.87m) (approx.) UPVC window to front and radiator.

**KITCHEN**  
9' 9" x 7' 9" (2.97m x 2.36m) (approx.) Fitted with a range of base and eye level units with work surfaces over, integrated oven, hob, stainless steel sink unit with mixer tap, partly tiled, integrated fridge/freezer, integrated dishwasher. UPVC window to rear, radiator, tiled floor and door to:

**UTILITY ROOM**  
6' 0" x 6' 2" (1.83m x 1.88m) (approx.) Fitted with a range of base and eye level units with work surfaces over, wall mounted gas boiler, stainless steel sink unit. Plumbing for automatic washing machine, tiled floor. UPVC window to rear and half glazed door to rear.

**LANDING**  
Stairs from ground floor and doors to:

**BEDROOM ONE**  
14' 1" x 10' 7" (4.29m x 3.23m) (approx.) UPVC window to front, wardrobe, cupboard and radiator.

**EN SUITE**  
Fitted with a three piece suite comprising WC, wash hand basin and shower. Tile floor, partly tiled walls, radiator, UPVC window to front and extractor fan.

**BEDROOM TWO**  
14' 2" x 10' 8" (4.32m x 3.25m) (approx.) UPVC window to front, loft access and radiator.

**BEDROOM THREE**  
8' 6" x 7' 1" (2.59m x 2.16m) (approx.) UPVC window to rear and radiator.

**BATHROOM**  
Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over. Radiator, shaver point, tiled floor, UPVC window to rear.

**GARAGE**  
Single garage with light and power and loft space.

**PARKING**  
Off road parking.

**OUTSIDE**  
Front: Driveway providing off road parking.

Rear: Laid to lawn with paved patio area, rear access to garage and gated access.

**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.

