



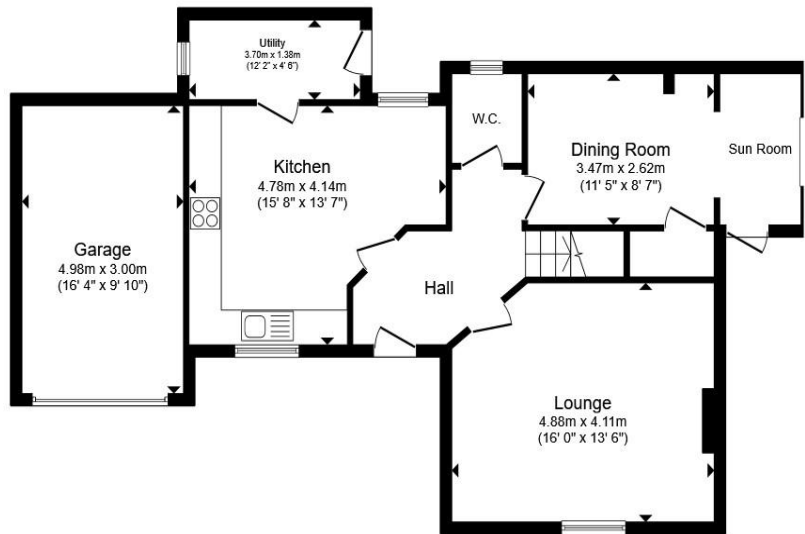
**Tobias Grove**  
**Stamford PE9 4BD**



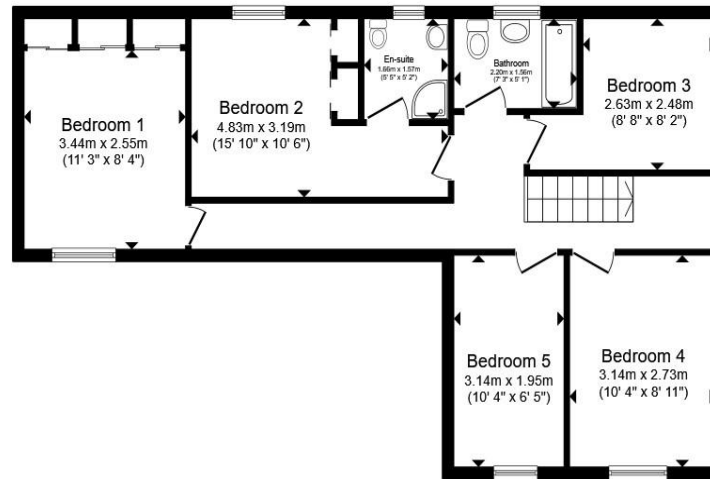
*Welcome to*  
**Tobias Grove**  
Stamford

This extended detached family home is situated in a popular cul-de-sac location with excellent access to good local schooling and amenities, and the A1 for fast commuting.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

16' x 13' 6" ( 4.88m x 4.11m )

**Dining Room**

11' 5" x 8' 7" ( 3.48m x 2.62m )

**Sunroom**

**Cloakroom**

**Kitchen Breakfast Room**

15' 8" x 13' 7" ( 4.78m x 4.14m )

**Utility Room**

12' 2" x 4' 6" ( 3.71m x 1.37m )

**Bedroom One**

11' 3" x 8' 4" ( 3.43m x 2.54m )

**Bedroom Two**

15' 10" x 10' 6" ( 4.83m x 3.20m )

**En-Suite Shower Room**

5' 5" x 5' 2" ( 1.65m x 1.57m )

**Bedroom Three**

8' 8" x 8' 2" ( 2.64m x 2.49m )

**Bedroom Four**

10' 4" x 8' 11" ( 3.15m x 2.72m )

**Bedroom Five**

10' 4" x 6' 5" ( 3.15m x 1.96m )

**Bathroom**

7' 3" x 5' 1" ( 2.21m x 1.55m )

**Garage**

16' 4" x 9' 10" ( 4.98m x 3.00m )

Total floor area 152.2 sq.m. (1,638 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 Tobias Grove Stamford

- Extended detached family home
- Spacious accommodation
- Five bedrooms
- En-suite shower room
- Kitchen breakfast room
- Dining room & sunroom
- Garage & driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

# £470,000



Please note the marker reflects the  
postcode not the actual property

 01780 765060

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



# KNIGHT PARTNERSHIP

Property Ref:

SMD105371 - 0006