



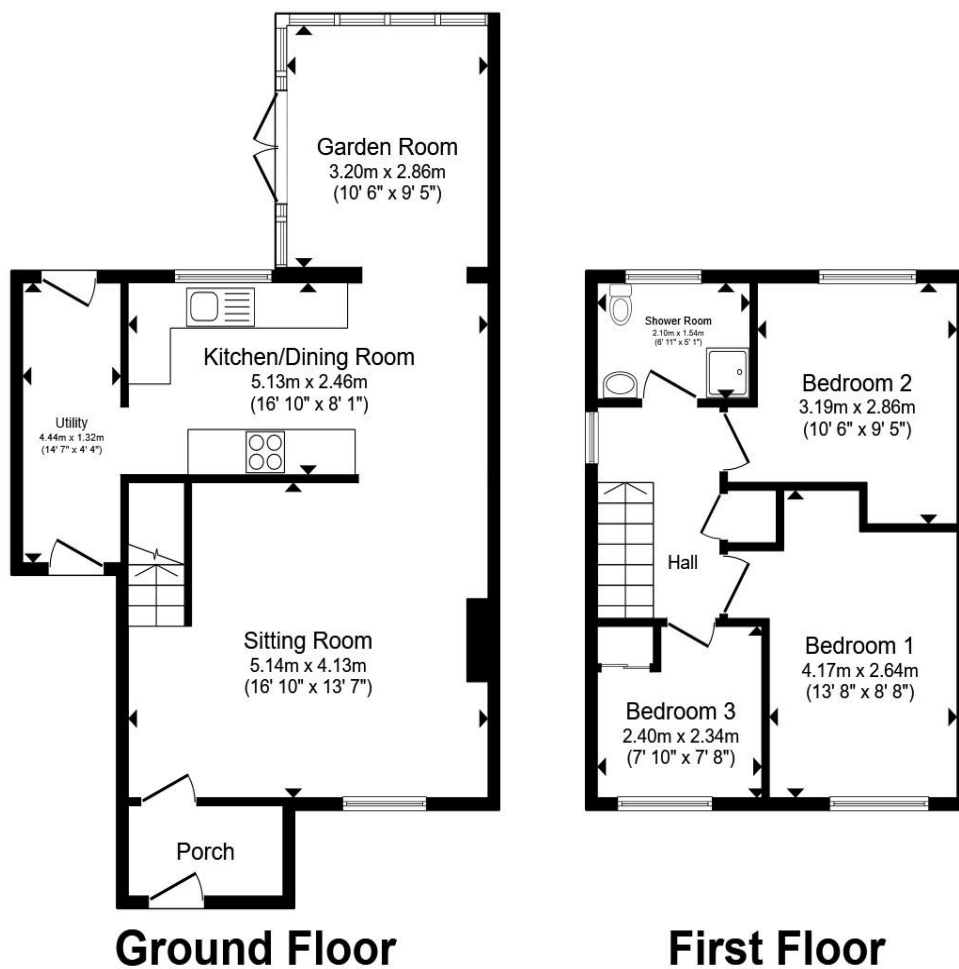
**Melrose Close
Stamford PE9 2TH**



Welcome to
Melrose Close

Situated in a quiet cul-de-sac, this immaculately presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike. Conveniently located with excellent access to highly regarded local schools, amenities and the A1.





Porch

Sitting Room

18' 10" x 13' 7" (5.74m x 4.14m)

Kitchen Dining Room

16' 10" x 8' 1" (5.13m x 2.46m)

Utility Room

14' 7" x 4' 4" (4.45m x 1.32m)

Garden Room

10' 6" x 9' 5" (3.20m x 2.87m)

Bedroom One

13' 8" x 8' 8" (4.17m x 2.64m)

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)

Bedroom Three

7' 10" x 7' 8" (2.39m x 2.34m)

Shower Room

6' 11" x 5' 1" (2.11m x 1.55m)

Garage En-Boc

Total floor area 84.9 sq.m. (914 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



Welcome to

Melrose Close

- Immaculately presented extended home
- Kitchen dining room opening into a garden room
- Spacious sitting room
- Utility room
- Three-bedrooms & shower room
- Generous westerly facing garden
- Garage en-bloc with parking in front
- No chain

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

guide price

£280,000

The accommodation is thoughtfully arranged, beginning with a welcoming porch and sitting room with a feature fireplace, which flows seamlessly into the spacious kitchen dining room, creating an ideal space for both everyday family life and entertaining. The well-appointed kitchen is fitted with a range of quality units and integrated appliances and provides access to a practical utility room offering additional storage, space for a washing machine, and external doors to both the front and rear of the property.

To the rear, the kitchen dining room opens into a bright and airy garden room with French doors leading directly onto the rear garden, creating an excellent indoor-outdoor living space.

The first floor offers three well-proportioned bedrooms, all served by a modern shower room fitted with a walk-in shower.

The westerly facing rear garden is of a good size, mainly laid to lawn with a patio seating area. The property also benefits from a garage located en-bloc with an allocated parking space directly in front.

Offered to the market with no onward chain, this superb home is ready for its next owners to move straight in and enjoy.



Please note the marker reflects the postcode not the actual property

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