



Culpepper Way
Stamford PE9 3WL

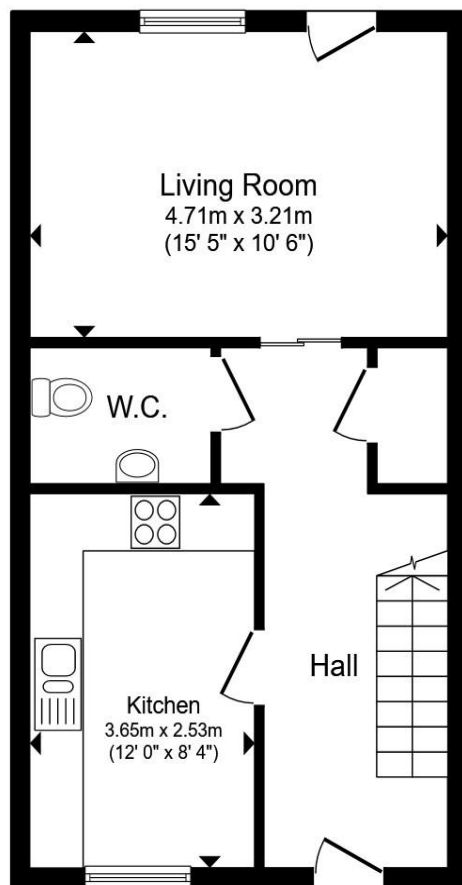


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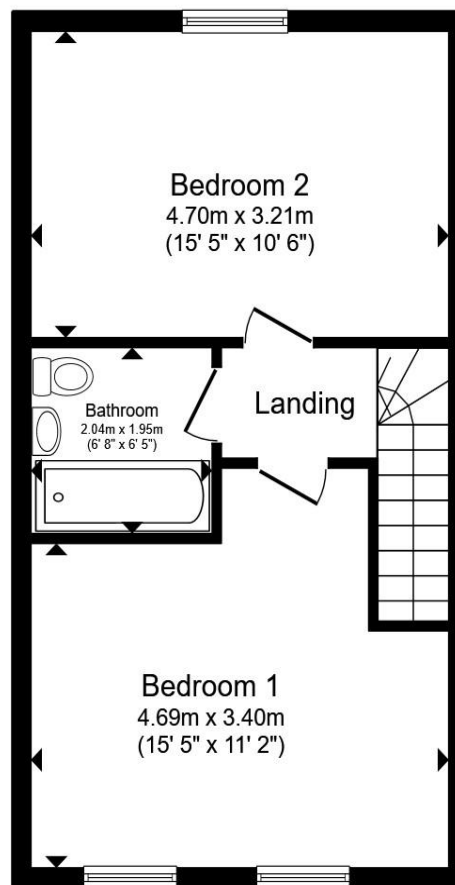
Welcome to **Culpepper Way**

Situated on a sought-after modern development close to local schools and everyday amenities, this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers to step onto the property ladder through a 40% shared ownership scheme.





Ground Floor



First Floor

Entrance Hall

Kitchen

12' 8" x 8' 4" (3.86m x 2.54m)

Cloakroom

Living Room

15' 5" x 10' 6" (4.70m x 3.20m)

Bedroom One

15' 5" x 11' 2" (4.70m x 3.40m)

Bedroom Two

15' 5" x 10' 6" (4.70m x 3.20m)

Bathroom

6' 8" x 6' 5" (2.03m x 1.96m)

Total floor area 82.3 sq.m. (886 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 Culpepper Way

- 40% shared ownership home
- Well-presented two bedroom semi-detached home
- Kitchen breakfast room
- Lounge with access to the garden
- Two double bedrooms
- Driveway for off road parking
- Popular modern development close to local schools & amenities

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Nov 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The accommodation comprises a welcoming entrance hall with a convenient downstairs cloakroom, a modern kitchen/breakfast room with space for appliances, and a bright and spacious living room featuring a glazed door opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

Upstairs, there are two generous double bedrooms and a contemporary family bathroom fitted with a shower over the bath.

Outside, the property benefits from a well-maintained rear garden, mainly laid to lawn with a patio seating area. To the front, a driveway provides off-road parking.

Offering modern, low-maintenance living in a popular residential location, this fantastic home is ideal for first-time buyers seeking an affordable and stylish property.

Early viewing is highly recommended.



Please note the marker reflects the
postcode not the actual property

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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.

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