



11 Waverley Gardens
Stamford PE9 1BH

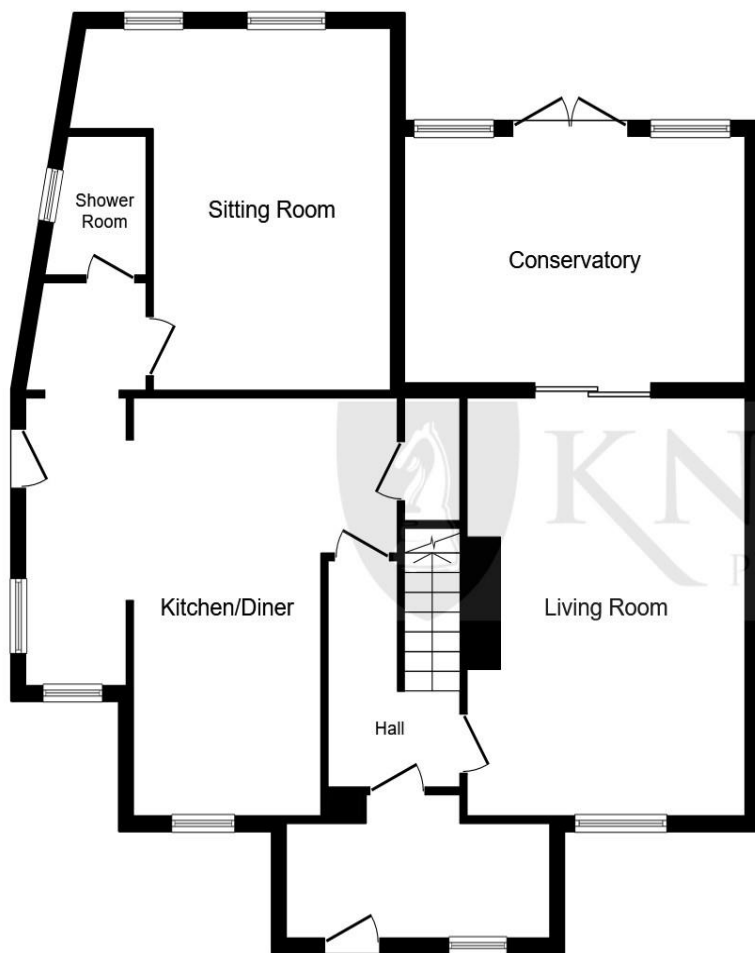


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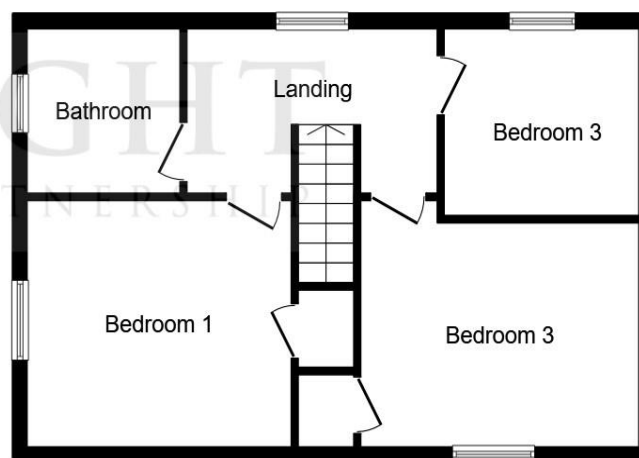
Welcome to
11 Waverley Gardens

Conveniently located close to local amenities and with easy access to the town centre this flexible family home whilst requiring some updating offers much further potential. Occupying a generous plot the property benefits from both ample off road parking to the front and a generous rear garden.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Lounge

11' 10" x 18' 6" (3.61m x 5.64m)

Conservatory

15' 3" x 11' 7" (4.65m x 3.53m)

Kitchen

19' 3" x 12' 4" (5.87m x 3.76m)

Dining Area

10' x 9' 5" (3.05m x 2.87m)

Annex

15' 1" x 15' 4" (4.60m x 4.67m)

Shower Room

Stairs & Landing

Master Bedroom

12' 9" x 11' 1" (3.89m x 3.38m)

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom Three

8' 1" x 8' 10" (2.46m x 2.69m)

Family Bathroom

Outside

Driveway

Front & Rear Garden

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.focalagent.com

Welcome to

11 Waverley Gardens

- Extended Semi-detached Family Home
- Ground Floor Annex & Shower Room
- Kitchen Dining Room
- Lounge & Conservatory
- Property With Potential
- South Easterly Aspect Garden
- Flexible Accommodation
- Viewing Recommended

Tenure: Freehold EPC Rating: D

offers over

£375,000

This extended family home offers flexible accommodation comprising; Entrance Porch opening into the hall with door off to the dual aspect lounge. Beyond the lounge is a conservatory with doors opening onto the deck. Also off the hall is the kitchen dining room with large under stairs pantry and spacious dining area with corridor leading to what was designed as an annex with shower room and is currently used as a snug.

Upstairs is a spacious and bright landing with both the Master and second bedroom benefitting from built in wardrobe space, there is a third bedroom and family bathroom.

Outside the original garage remains although vehicular access is no longer possible due to the extension, the low maintenance front garden offers ample parking and there is gated pedestrian access to the side and rear of the property. The south easterly aspect garden offers a deck to the rear of the conservatory, lawn and shrub borders, in addition is a covered patio.

The property offers further potential and should be viewed to be appreciated.



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**

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Property Ref:
SMD103578 - 0002



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