



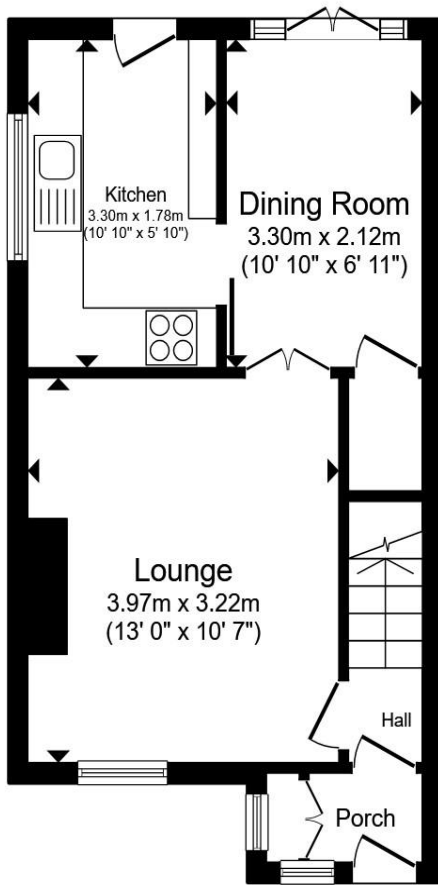
**13 Troon Close  
Stamford PE9 2TW**



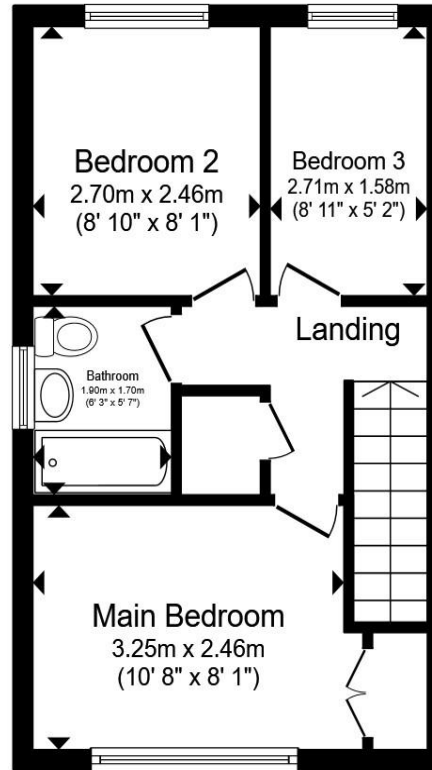
*Welcome to*  
**13 Troon Close**

This three-bedroom semi-detached home is positioned in a cul-de-sac offering excellent access to good local schooling, amenities, the A1 and town centre.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Lounge**  
13' 6" x 10' 10" ( 4.11m x 3.30m )

**Dining Room**  
11' 2" x 7' 9" ( 3.40m x 2.36m )

**Kitchen**  
11' 11" x 5' 10" ( 3.63m x 1.78m )

**Bedroom One**  
11' 3" x 8' 5" ( 3.43m x 2.57m )

**Bedroom Two**  
9' 9" x 8' 4" ( 2.97m x 2.54m )

**Bedroom Three**  
9' 2" x 5' 5" ( 2.79m x 1.65m )

**Bathroom**

Total floor area 63.6 sq.m. (685 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

## 13 Troon Close

- Three-bedroom semi-detached home
- Lounge & dining room
- Garage & driveway
- Cul-de-sac location
- Easy access to schooling and amenities

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

offers in the region of

**£240,000**

The accommodation briefly comprises: Entrance porch opens into a hallway with stairs to the first floor and a door to the lounge. The lounge has a feature fireplace and leads to the dining room, which has patio doors to the garden and a door into the kitchen. The kitchen is fitted with a range of units and space for appliances and a door out to the rear garden.

Upstairs there are three bedrooms and a family bathroom.

Outside to the front is a driveway providing off road parking and leads to a single garage, and the rear garden is laid to lawn with a patio seating area.

Offered for sale with no onward chain.



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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