



**Melrose Close
Stamford PE9 2TH**

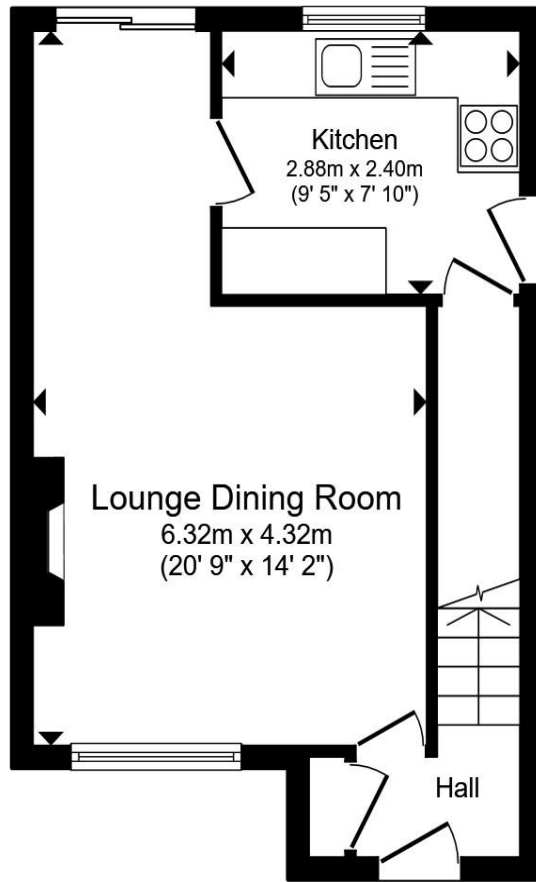


KNIGHT
PARTNERSHIP

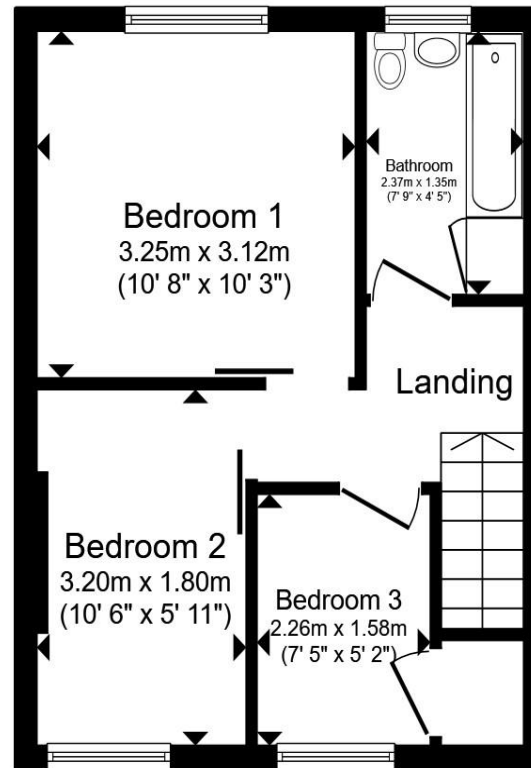
Welcome to **Melrose Close**

Situated in a peaceful residential area of Stamford, this attractive three-bedroom semi-detached home offers well-balanced accommodation, making it an ideal choice for families, first-time buyers, or those looking to downsize.





Ground Floor



First Floor

Entrance Hall

Lounge Dining Room
20' 9" x 14' 2" (6.32m x 4.32m)

Kitchen
9' 5" x 7' 10" (2.87m x 2.39m)

Bedroom One
10' 8" x 10' 3" (3.25m x 3.12m)

Bedroom Two
10' 6" x 5' 11" (3.20m x 1.80m)

Bedroom Three
7' 5" x 5' 2" (2.26m x 1.57m)

Bathroom
7' 9" x 4' 5" (2.36m x 1.35m)

Total floor area 62.4 sq.m. (672 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

- Well-presented semi-detached home
- Three-bedrooms
- Easy access to good local schooling & amenities
- Lounge & dining room
- Garage en-bloc with parking in front
- Overlooking a green
- Offered for sale with no onward chain

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

offers over
£250,000

The ground floor features a bright and spacious lounge and dining room, providing the perfect space for both everyday family life and entertaining guests. The fitted kitchen offers ample storage and workspace, with convenient access to the rear garden.

Upstairs, there are three bedrooms served by a modern family bathroom with a shower over the bath.

Outside, the property boasts a generous, established rear garden mainly laid to lawn with a patio seating area, and to the front, the property overlooks a green and there is a single en-bloc garage, providing additional storage or secure parking.

Positioned in a popular and well-connected location, this is a fantastic opportunity to purchase a home that offers practicality, and a desirable setting within a sought-after residential area.



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.



Property Ref:
SMD105273 - 0002



KNIGHT
PARTNERSHIP