



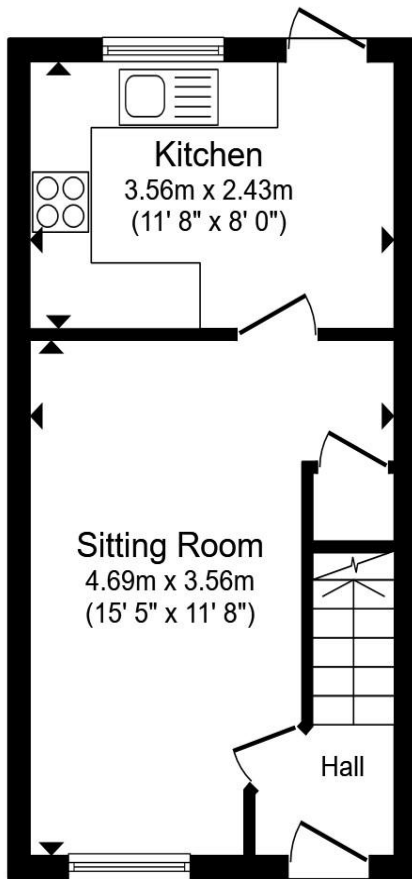
**Byron Way
Stamford PE9 2GU**



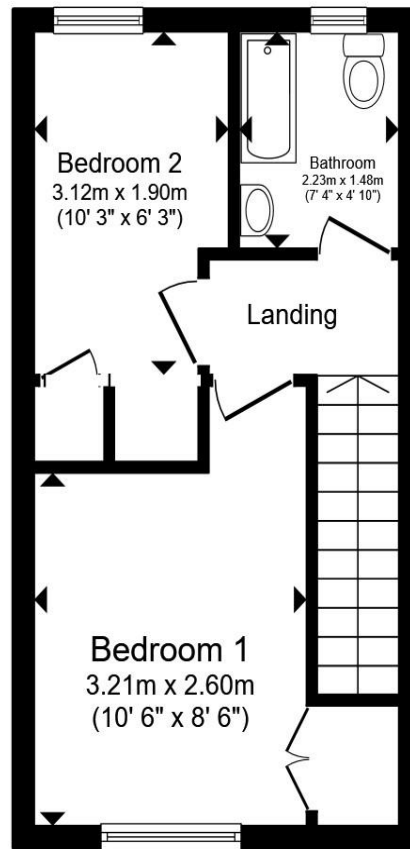
Welcome to
Byron Way
Stamford

This immaculately presented two-bedroom home is situated in a small, quiet cul-de-sac with excellent access to good local schooling and the A1. It benefits from off road parking and overlooking open green space to rear.





Ground Floor



First Floor

Entrance Hall

Lounge

15' 8" x 11' 11" (4.78m x 3.63m)

Kitchen

11' 11" x 8' 3" (3.63m x 2.51m)

Bedroom One

10' 10" x 8' 10" (3.30m x 2.69m)

Bedroom Two

10' 6" x 6' 6" (3.20m x 1.98m)

Bathroom

7' 8" x 5' 2" (2.34m x 1.57m)

Total floor area 51.4 sq.m. (553 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 Byron Way Stamford

- Lovely end-terraced home in a quiet, sought after cul-de-sac
- Sitting on a very generous plot and overlooking playing fields to rear
- Two bedrooms, one with a large, built-in wardrobe
- Easy access to schooling, Stamford's historic town centre and the A1
- Driveway to the side offering off-road parking for several cars

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

offers over
£210,000



The house commences with an entrance hallway leading to the light and spacious living room/diner, with ample space for a small, dedicated workstation complete with ultra-fast Broadband connection. To the rear is a fitted kitchen/diner featuring a new built-in oven and induction hob, with extractor over, along with good cupboard and worktop space. There is ample space for a dining table. The kitchen door opens onto the patio and enclosed rear garden, creating an ideal space for both relaxing and entertaining. The off-road parking can be accessed from the rear garden.

Upstairs the property offers two large bedrooms both with generous built-in storage. A family bathroom completes the upstairs accommodation. The loft space is boarded and offers further storage.

Outside to the front there is well-kept lawned garden and driveway to the side providing off road parking for several vehicles. The garden is fully enclosed and laid to lawn with a patio seating area and offers the potential to extend the size of the garden considerably by moving the fence should you choose. Additionally, there is scope to extend the house itself to the side, subject to the usual planning permissions. This lovely house is an ideal first home or downsize opportunity.

Viewing is highly recommended to fully appreciate this lovely home and is offered for sale with no chain and vacant possession.

Please note the marker reflects the
postcode not the actual property

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