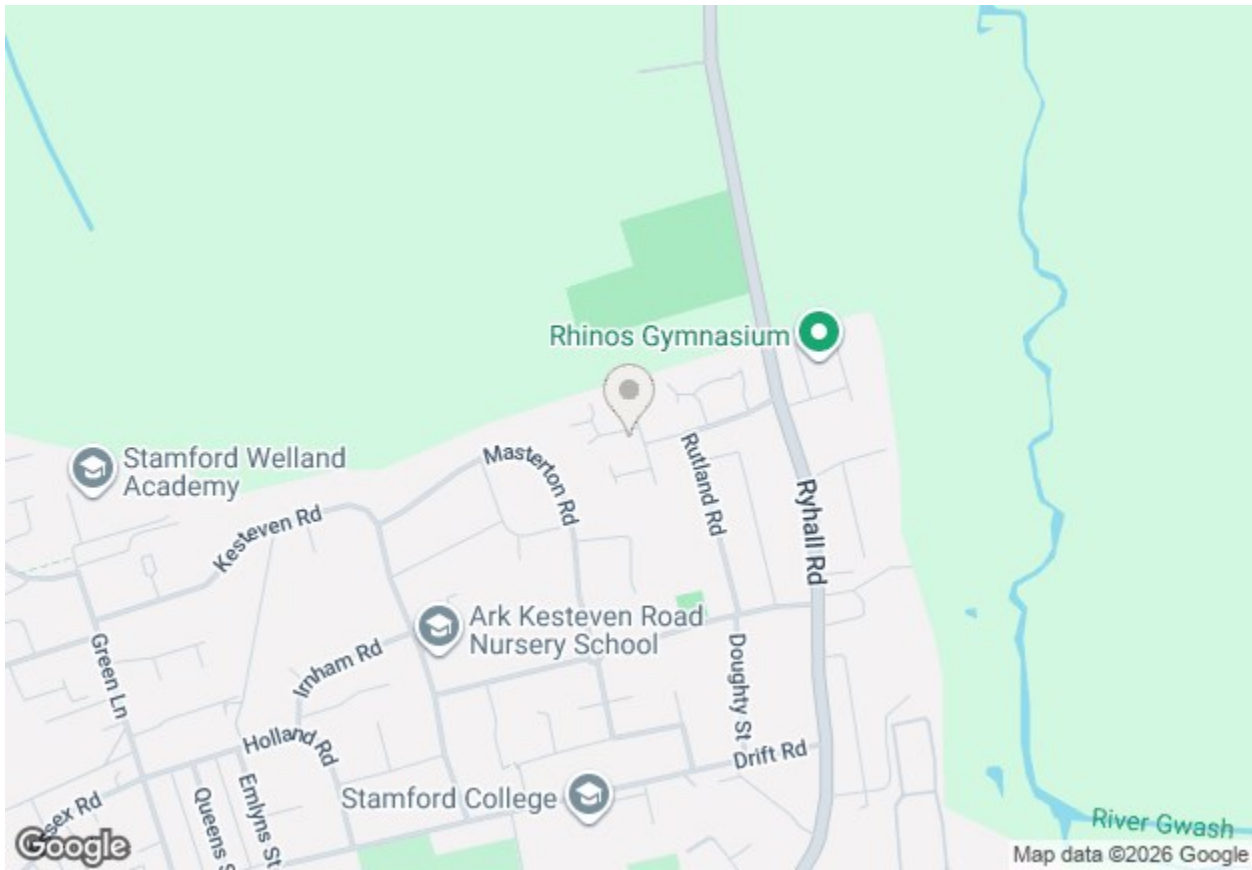




15 Berrybut Way, Stamford, Lincolnshire, PE9 1DS

Situated within a quiet cul-de-sac, this spacious four-bedroom detached family home offers generous and versatile accommodation, making it an ideal rental property for families seeking both space and convenience.

The well-planned accommodation comprises a welcoming entrance hall, a bright bay-fronted sitting room, a separate dining room opening into a conservatory, and a well-appointed kitchen with adjoining utility room. A further reception room provides excellent flexibility and is ideal as a playroom, home office or snug.

To the first floor, the principal bedroom benefits from an en-suite shower room, while three further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the property enjoys an enclosed west-facing rear garden, providing an excellent space for outdoor dining and family enjoyment. To the front, there is off-street parking via a private driveway.

Offering spacious living accommodation in a peaceful residential setting, this superb home is conveniently located close to local amenities, schools and transport links, making it an excellent choice for families. Early viewing is highly recommended.

£1,550 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Large Family Home
 - Cul-de-Sac Location
 - Good Size Garden
 - Walking Distance To Town Centre
 - Council Tax - D EPC - D
- Three Reception Rooms
 - Off Street Parking
 - Close to Local Schools
 - Available Immediately
 - Holding deposit - £357 Deposit - £1,778



ACCOMMODATION:

Entrance Hall

Living Room

4.85m (max into bay) x 3.58m (15'11 (max into bay) x 11'9)

Dining Room

3.15m x 2.77m (10'4 x 9'1)

Kitchen

3.12m x 2.79m (10'3 x 9'2)

Utility Room

3.15m x 2.54m (10'4 x 8'4)

Downstairs WC

Conservatory

3.00m x 2.82m (9'10 x 9'3)

First Floor Landing

Bedroom One

4.17m x 3.89m (13'8 x 12'9)

Ensuite

Bedroom Two

3.56m x 2.59m (11'8 x 8'6)

Bedroom Three

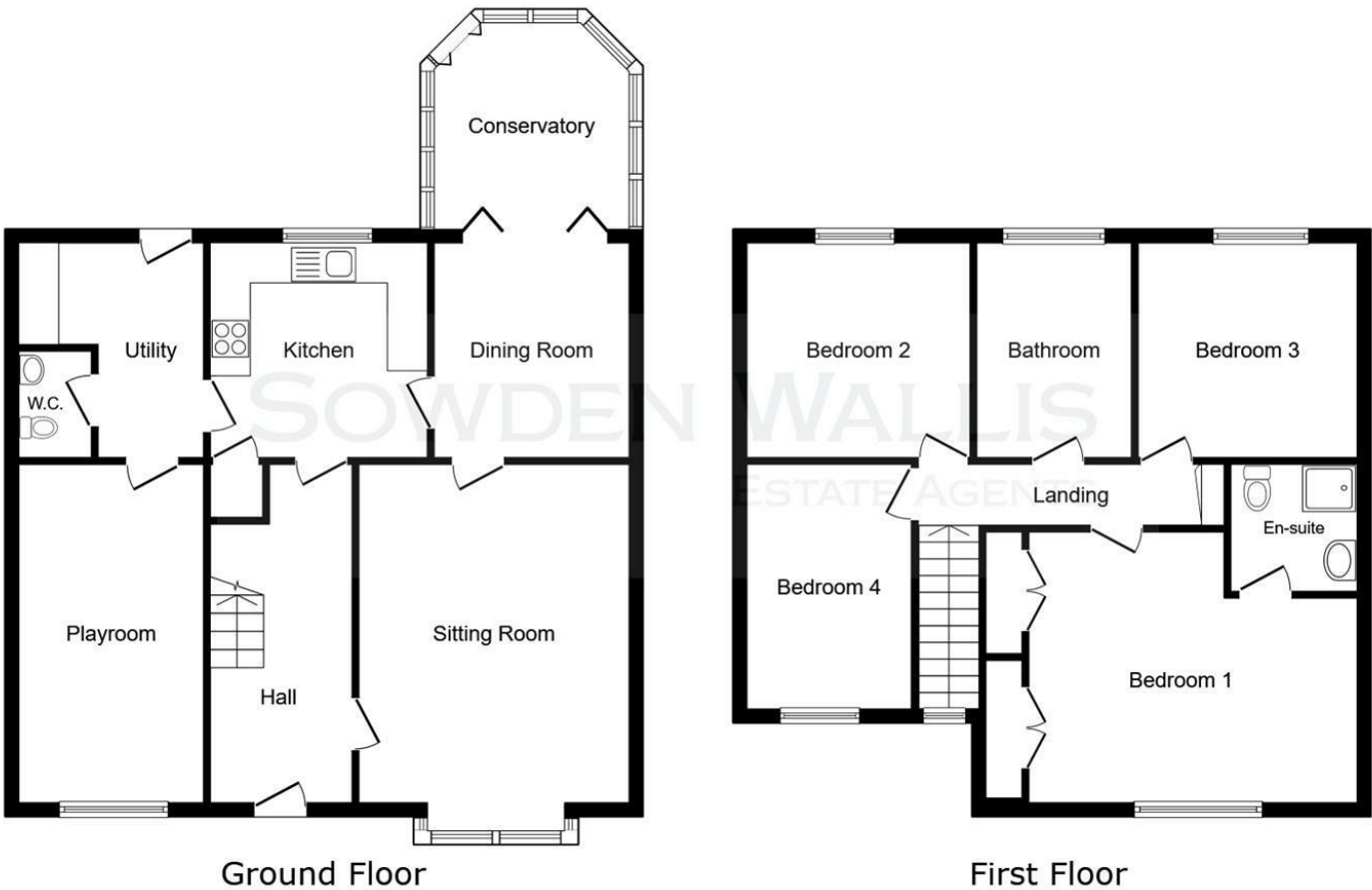
3.23m x 2.13m (10'7" x 6'11")

Bedroom Four

3.00m x 2.18m (9'10 x 7'2)

Bathroom

FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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