

12 Kipling Close, Stamford, PE9 2GT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Situated in a cul de sac location close to Malcolm Sargent Primary School, this 3 bedroom semi detached home also benefits from easy access to the A1 and Stamford Town Centre.

The property briefly comprises a lounge, kitchen diner, conservatory, three bedrooms and a family bathroom.

The rear garden is mainly laid to lawn whilst the front offers a driveway and single garage.

Guide Price £265,000 Freehold

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.

- Three Bedroom Semi Detached
- Easy Access to Town and A1
- Some Modernisation Required
- NO CHAIN

- Popular Location Close to Malcolm Sargent School
- Parking and Garage
- Kitchen Diner
- EPC: to follow Council Tax: C



ACCOMMODATION:

Entrance Hall

Lounge
4.32m x 3.43m (14'2" x 11'3")

Kitchen
4.42m x 2.95m (14'6" x 9'8")

Conservatory
3.00m x 2.29m (9'10" x 7'6")

First Floor Landing

Bedroom
3.96m x 2.39m (13' x 7'10")

Bedroom
3.38m x 2.39m (11'1" x 7'10")

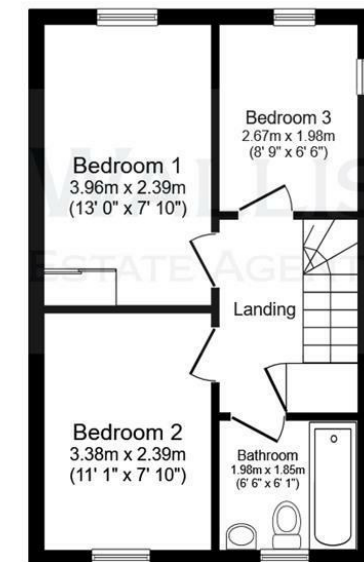
Bedroom
2.67m x 1.98m (8'9" x 6'6")

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

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