

## 8 Goody Rudkin Close, Stamford, Lincs, PE9 3WP

With open views to the front and a generous family sized garden this detached three storey family home is situated in a cul-de-sac location in a popular area of Stamford just off Tinwell Road.

To the downstairs the accommodation comprises an entrance hall, sitting room, playroom, utility room and large kitchen diner with built in appliances with french doors opening onto the garden. To the first floor is a master bedroom suite with dressing area and en-suite bathroom, two further bedrooms and a family bathroom. To the second floor are two further bedrooms, one with an en-suite shower room.

The property has an enclosed rear garden as well as a double garage and driveway parking.

AGENT NOTE: photos taken prior to current tenancy.

**£2,500 PCM**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

- Five bedroom detached home
- Two ensuites and a family bathroom
- Double garage and parking
- Modern throughout
- Holding deposit: £576 Deposit: £2884

- Three reception areas
- Utility/WC
- Lawned rear garden
- EPC: B Council Tax: F



**ACCOMMODATION:**

**Entrance Hallway**

**Lounge**  
4.55m x 3.61m (14'11" x 11'10")

**Study**  
2.49m x 2.39m (8'2" x 7'10")

**Utility/WC**  
2.36m x 1.63m (7'8" x 5'4")

**Kitchen Diner**  
8.10m x 3.23m (26'6" x 10'7")

**First floor landing**

**Main bedroom**  
5.74m x 3.38m (18'9" x 11'1")

**Ensuite**

**Bedroom**  
3.58m x 3.00m (11'8" x 9'10")

**Bedroom**  
4.80m x 3.40m (15'8" x 11'1")

**Bathroom**

**Second floor landing**

**Bedroom**  
3.48m x 2.95m (11'5" x 9'8")

**Bedroom**  
4.04m x 2.44m (13'3" x 8'0")

**Ensuite**

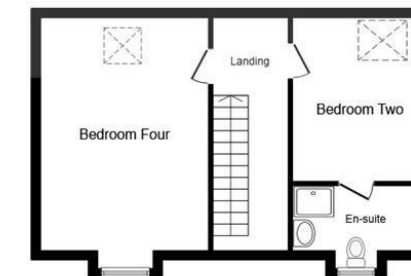
**FLOOR PLAN:**



**Ground Floor**

**First Floor**

**SOWDEN WALLIS**  
ESTATE AGENTS



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.