

11 Highgrove Gardens, Stamford, PE9 2GR

SOLD STC PRIOR TO MARKETING!

Set in a cul-de-sac location overlooking a park to the front, this four bedroom family home comes with a generous sized kitchen diner and a lovely light living room. The property provides easy access to local schooling as well as to the town centre.

On the ground floor is the entrance hall, kitchen diner, living room and cloakroom. On the first floor, the principle bedroom comes with a dressing area and en-suite with a walk in shower. There are a further three well proportioned three bedrooms and a family bathroom with bath and separate shower.

To the rear of the property is a west facing garden which is mainly laid to lawn with a patio area. To the front is off street parking that leads to a single garage.

£499,950 Freehold

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	

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.

- Four Bedroom Detached Home
- Large Kitchen Diner
- West Facing Rear Garden
- Four Good Sized Bedrooms
- Easy Access to Malcolm Sargent School, A1 and Town Centre

- Open Aspect to Front
- Four Piece Bathroom, Ensuite and W/C
- Garage and Parking
- Popular Cul De Sac Location
- EPC: TBC Council Tax:



ACCOMMODATION:

Entrance Hallway

Lounge
4.62m x 3.23m (15'2 x 10'7)

Kitchen Diner
7.82m x 2.97m (25'8 x 9'9)

W/C

First Floor Landing

Bedroom 1
4.17m x 3.66m (13'8 x 12)

Ensuite

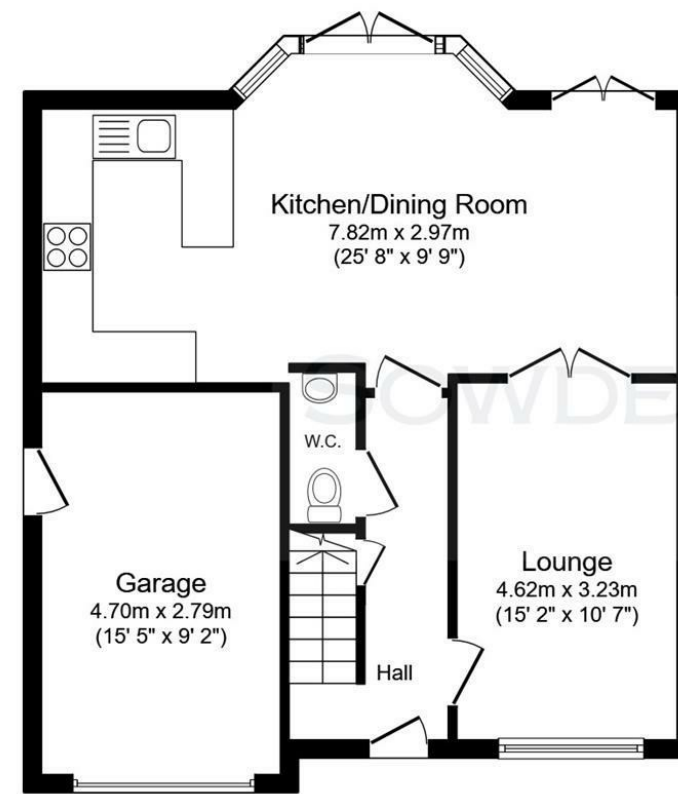
Bedroom 2
3.94m x 2.77m (12'11 x 9'1)

Bedroom 3
2.79m x 2.49m (9'2 x 8'2)

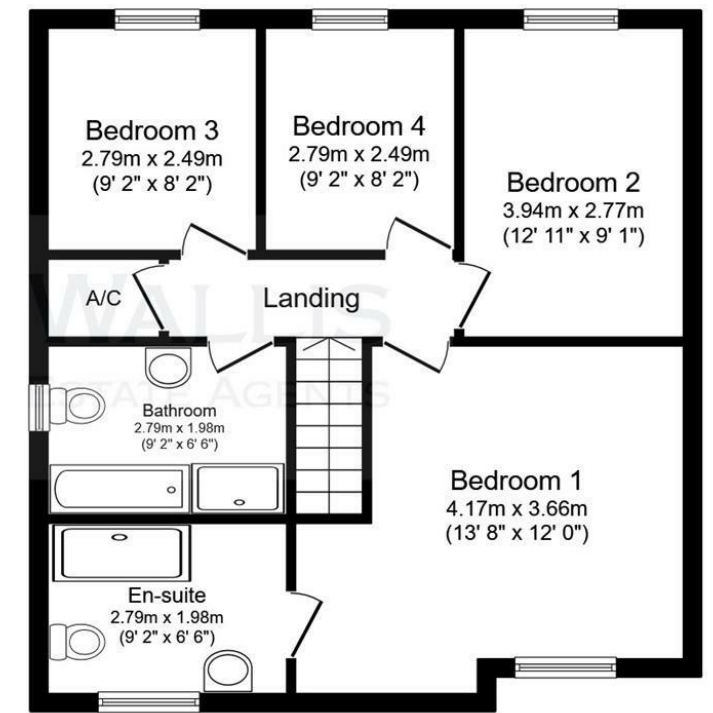
Bedroom 4
2.79m x 2.49m (9'2 x 8'2)

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