

## 8 Highgrove Gardens, Stamford, Lincs, PE9 2GR

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 <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	

This modern detached family come is set on a cul-de-sac location, just a short walk away from the Malcolm Sargent Primary School. The property comes with three reception rooms, a Main Bedroom with dressing area & en-suite, another en-suite bedroom and a shower room. There are five bedrooms in total, with the stylish accommodation set over three floors.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, dining room, breakfast kitchen, utility room, study, landing, Main bedroom with dressing area and en-suite, second bedroom with en-suite, third bedroom, Jack & Jill family bathroom, second landing, two further bedrooms and a shower room.

To the rear is a newly landscaped patio and lawn garden, whilst to the front is a driveway that leads to the double garage.

The property is set back from the road and has a recently installed gas fired central heating boiler.

**Asking Price £635,000 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.

- Detached Family Home
- Three Reception Rooms
- Breakfast Kitchen
- Newly Landscaped Garden
- Double Garage & Parking

- Five Bedrooms
- Two En-suites, Jack & Jill Bathroom, & Shower Room
- Modern Gas Boiler
- Walking Distance To The Malcolm Sargent Primary School
- Council Tax Band - F, EPC - C



**ACCOMMODATION:**

**Entrance Hall**

**Cloak Room**

**Sitting Room**  
4.42m x 3.43m (14'6 x 11'3)

**Dining Room**  
3.43m x 2.84m (11'3 x 9'4)

**Breakfast Kitchen**  
5.26m x 3.15m (17'3 x 10'4)

**Utility Room**

**Study**  
2.31m x 2.31m (7'7 x 7'7)

**Landing**

**Main Bedroom**  
5.69m x 3.33m max (18'8 x 10'11 max)

**En-suite**

**Bedroom Two**  
3.51m x 3.20m (11'6 x 10'6)

**En-suite**

**Bedroom Three**  
3.51m x 3.53m (11'6 x 11'7)

**Jack & Jill Family Bathroom**

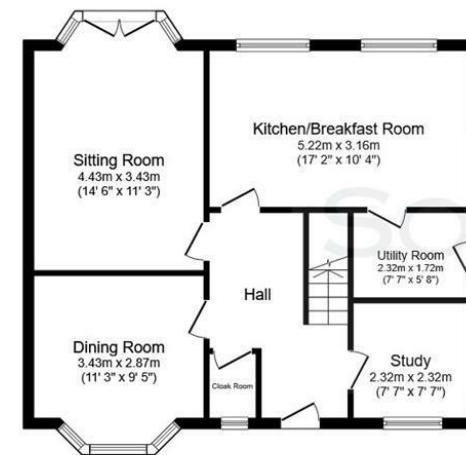
**Landing**

**Bedroom Four**  
5.38m x 3.51m (17'8 x 11'6)

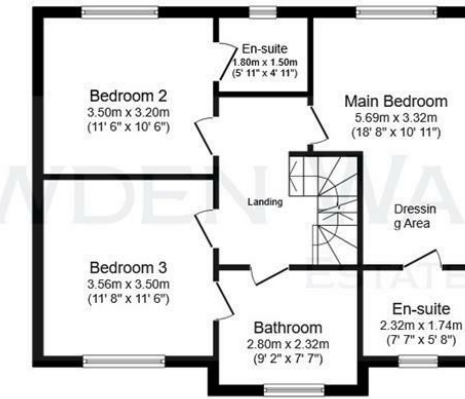
**Bedroom Five**  
4.85m x 2.39m (15'11 x 7'10)

**Shower Room**

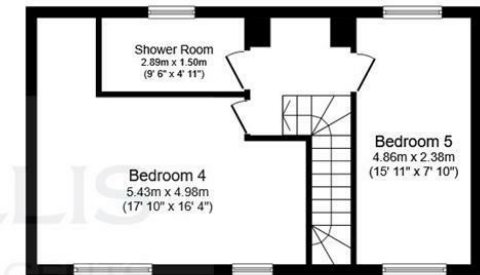
**FLOOR PLAN:**



Ground Floor



First Floor



Second 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](http://www.Propertybox.io)