

## 2 Clapton Close, Stamford, PE9 2DD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Set on a corner plot in a cul de sac location, is this modern four bedroom detached home. Within close proximity to the town, the A1 and Malcolm Sargent Primary School, this house would make a great family home.

In brief, the property comprises; entrance hallway, kitchen diner, large front to back living room, main bedroom with ensuite, three further bedrooms and a family bathroom.

To the side of the property is a good size garden, accessed by patio doors from the kitchen. There is also a single garage and driveway.

Agent note: There is a management fee for this estate - please enquire for more information

**Asking Price £459,995 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.

- Popular Stamford Estate
- Garage and driveway
- Utility and W/C
- Corner plot

- Four well proportioned bedrooms
- Generous kitchen diner
- Ensuite to main bedroom
- EPC - TBC Council Tax - D



**ACCOMMODATION:**

**Entrance Hallway**

**Kitchen Diner**

6.51m x 4.09m narrowing to 3.5m (21'4" x 13'5" narrowing to 11'5")

**Living Room**

6.51m x 3.32m (21'4" x 10'10")

**Utility Room**

**W/C**

**First Floor Landing**

**Bedroom**

3.91m x 3.35m (12'9" x 10'11")

**Ensuite**

**Bedroom**

3.38m x 2.76m (11'1" x 9'0")

**Bedroom**

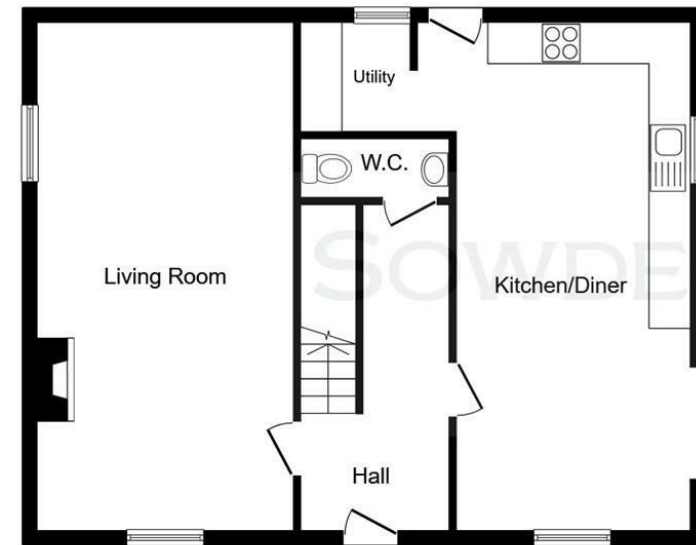
3.36m x 3.36m (11'0" x 11'0")

**Bedroom**

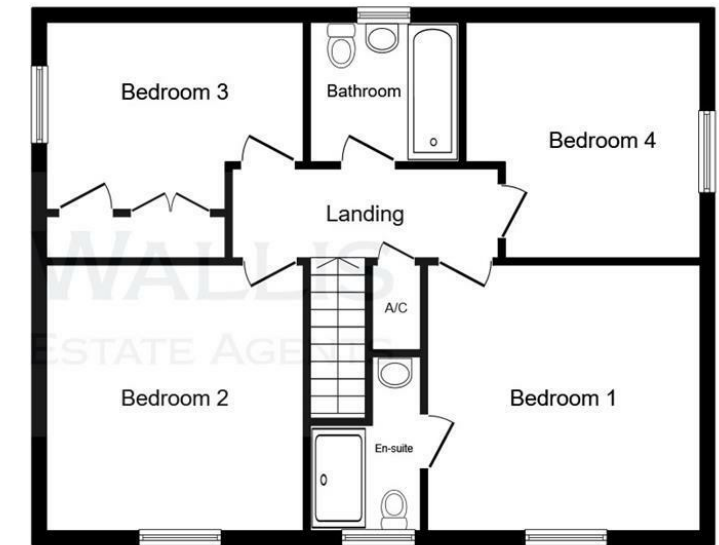
3.38m x 2.35m (11'1" x 7'8")

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