



## Kipling Close Stamford, PE9 2GT

COMPLETELY REFURBISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT - this beautifully presented three-bedroom home enjoys a tucked-away position in a quiet cul-de-sac just off Empingham Road, close to Malcolm Sargent Primary School with excellent access to the A1. This beautifully presented link-detached home offers stylish family accommodation, garage and driveway parking, and excellent access to nearby schools, the A1 and Stamford town centre.

£1,500 PCM

# Kipling Close

Stamford, PE9 2GT



- Fully refurbished throughout
- Quiet cul-de-sac position off Empingham Road
- Link-detached home
- Two reception rooms
- Newly fitted kitchen & bathroom
- Ground floor cloakroom
- Single garage with internal access
- Driveway parking
- Enclosed rear garden
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

## Entrance Hall

## Living Room

14'4 x ,4 (4.37m x ,1.22m)

## Dining Room

9'4 x 7'4 (2.84m x 2.24m)

## Kitchen

9'4 x 8'2 (2.84m x 2.49m)

## Cloakroom

## First Floor Landing

## Bedroom 1

12'8 x 9'1 (3.86m x 2.77m)

## Bedroom 2

10'11 x 9'1 (3.33m x 2.77m)

## Bedroom 3

7'11 x 6'5 (2.41m x 1.96m)

## Family Bathroom

6'5 x 6'2 (1.96m x 1.88m)

## Single Garage

## Driveway Parking

## Enclosed Rear Garden

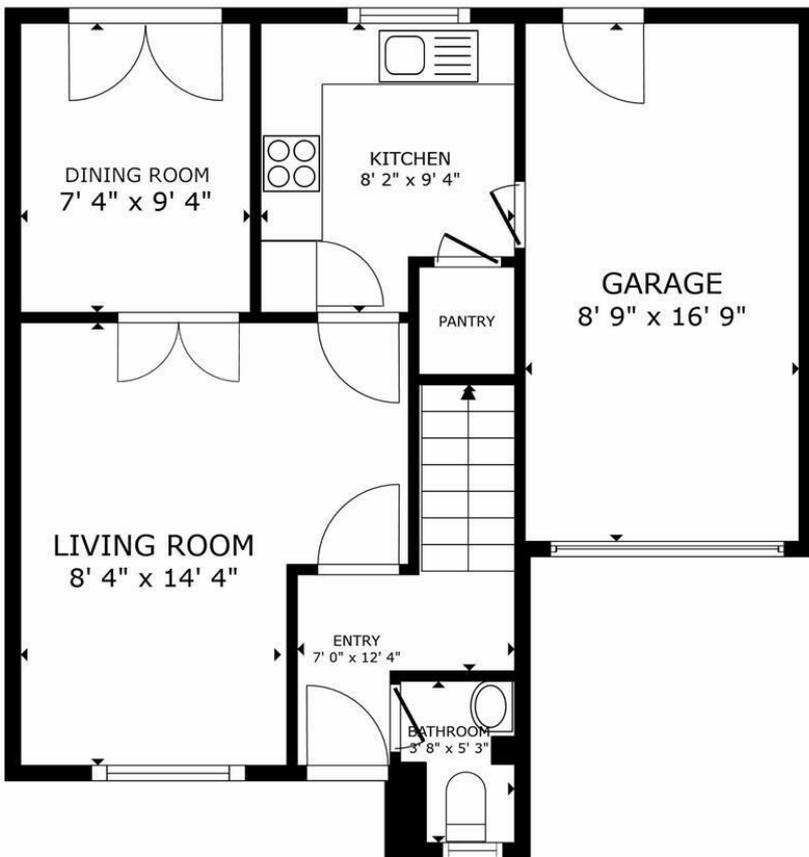


## Directions

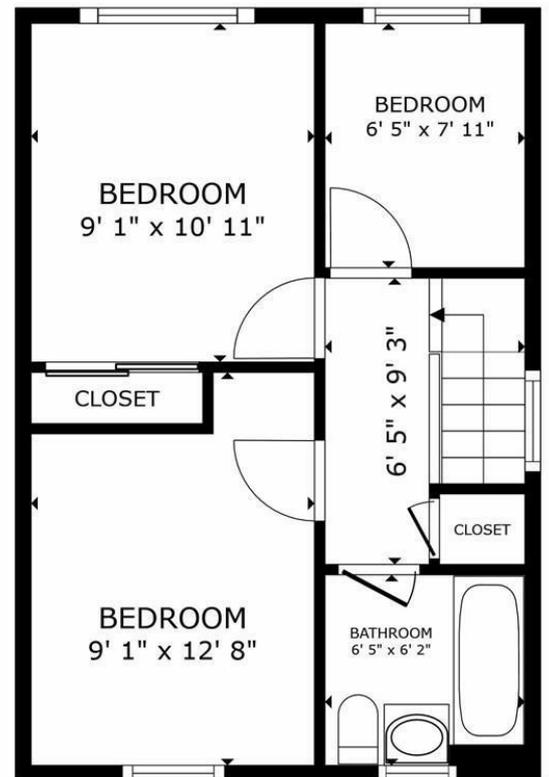
Please use the following postcode for Sat Nav guidance - PE9 2GT



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 394 sq.ft. FLOOR 2 379 sq.ft.  
 EXCLUDED AREAS : GARAGE 147 sq.ft.  
 TOTAL : 774 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	