



Highgrove Gardens

Stamford, PE9 2GR

A well-presented 4-bedroom detached family home situated in a sought-after cul-de-sac location just off Empingham Road, within walking distance of Malcolm Sargent School. Offering spacious and versatile accommodation throughout, the property also benefits from off-street parking, an integral garage with EV charging point, and a fully enclosed rear garden. An excellent family home in a popular residential area.

£2,100 PCM

Highgrove Gardens

Stamford, PE9 2GR



- Recently Refurbished 4 Bedroom Detached Home
- Open Plan Kitchen/Dining Room & Garden Room
- Single Integral Garage + Off Street Parking - Electric Car Charger Installed
- Modern Fitted Kitchen, Bathroom, Shower Room & Boiler/Heating
- Finished to a High Standard Throughout
- Ground Floor Cloakroom & Utility Room
- Master Bedroom with Built in Wardrobes and Ensuite Shower Room
- Cul de Sac Location Close to Local Amenities and Transport Links
- Please Refer to Key Facts for Tenants for Material Information Disclosures

Entrance Hall

Living Room

14'4" x 10'4" (4.37m x 3.15m)

Kitchen

10'3" x 14'6" (3.12 x 4.42)

Dining Room

7'11" x 9'5" (2.41 x 2.87)

Garden Room

11'11" x 10'11" (3.63m x 3.33m)

Utility Room

Ground Floor Cloakroom

First Floor Landing

Master Bedroom

13'0" x 11'1" (3.96 x 3.38)

Ensuite Shower Room

Bedroom 2

12'2" x 8'2" (3.71m x 2.49m)

Bedroom 3

11'2" x 8'1" (3.40m x 2.46m)

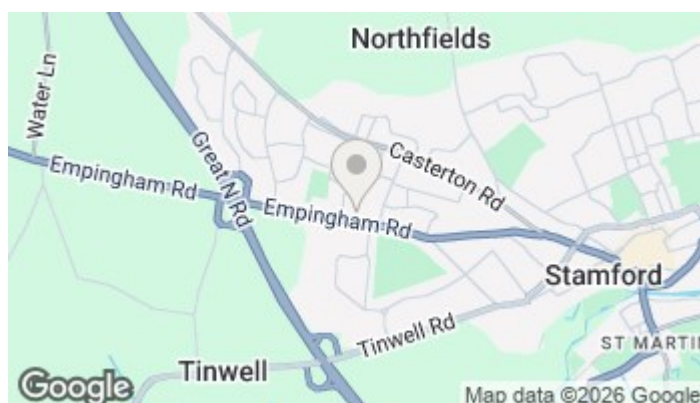
Bedroom 4

9'3" x 7'0" (2.82m x 2.13m)

Family Bathroom

Integral Garage + Off Street Parking

Full Enclosed Rear Garden

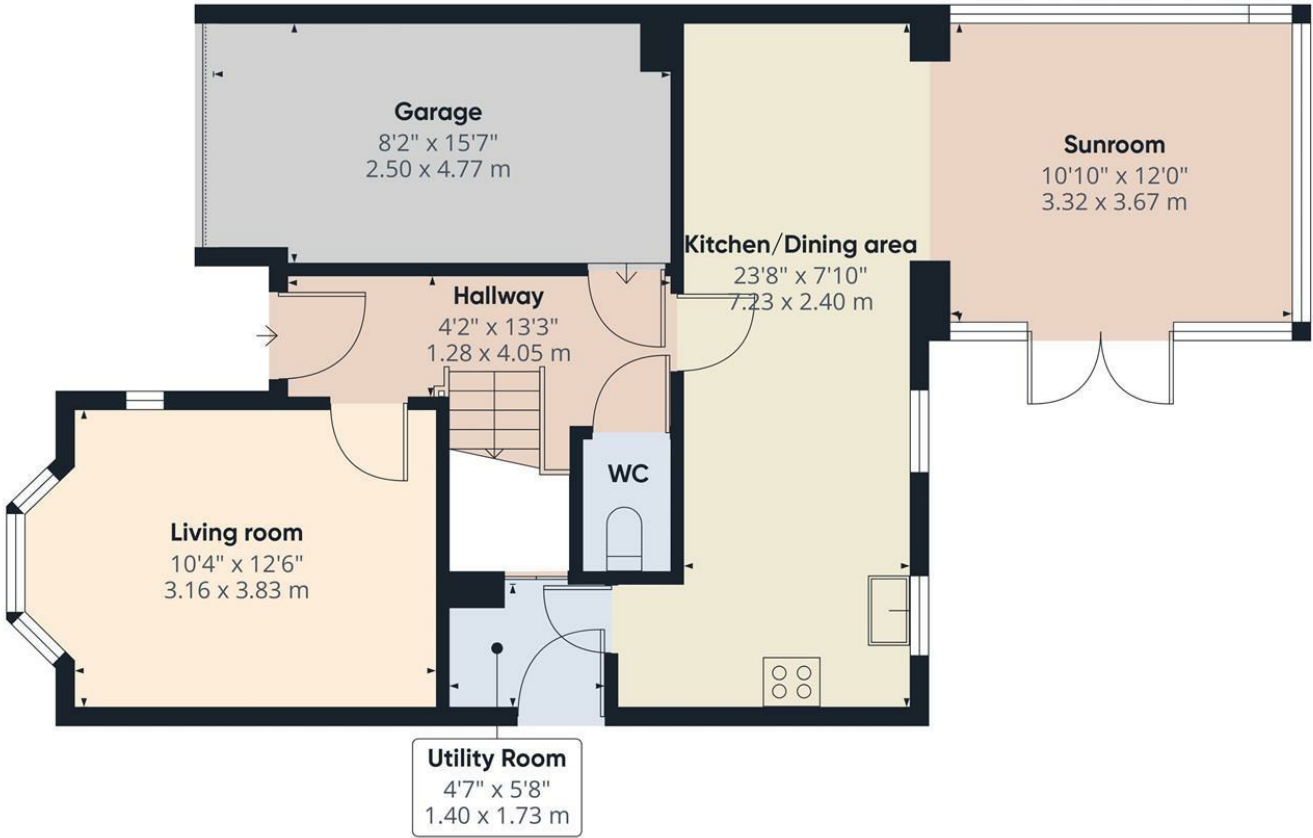


Directions

Please use post code PE9 2GR for Sat Nav assistance



Floor Plan



Approximate total area¹⁾
733 ft²
68.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

