



## Kingsdown Drive Stamford, PE9 2WA

3 Bedroom, 2 Bathroom Semi Detached property situated in this popular modern development within walking distance of the Town centre, local schools and the many other bars, restaurants, and local amenities. The property would make an ideal FTB or Investment.

£325,000

# Kingsdown Drive

Stamford, PE9 2WA



- 3 Bedroom Semi Detached House
- Well Presented Throughout
- 2 Further Bedrooms & Family Bathroom
- Extremley Popular Estate Location
- Living Room & Kitchen Diner
- Enclosed Rear Garden & Off Road Parking for 2/3 Vehicles
- Close to Schooling & The A1 for Fast Commuting
- Bedroom 1 with En Suite Shower Room
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

5'7" x 6'4" (1.70m x 1.93m)

## Living Room

12'1" x 13'11" (3.68m x 4.24m)

## Hallway

5'9" x 3'4" (1.75m x 1.02m)

## Cloakroom

5'5" x 3'4" (1.65m x 1.02m)

## Kitchen Diner

15'7" x 9'4" (4.75m x 2.84m)

## Landing

6'1" x 4'9" (1.85m x 1.45m)

## Bedroom 1

9'8" x 11'1" (2.95m x 3.38m)

## En Suite

5'6" x 5'8" (1.68m x 1.73m)

## Bedroom 2

8'8" x 10'8" (2.64m x 3.25m)

## Bedroom 3

6'6" x 11'5" (1.98m x 3.48m)

## Family Bathroom

5'7" x 6'8" (1.70m x 2.03m)



## Directions

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



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 431 sq.ft, FLOOR 2: 431 sq.ft  
 TOTAL: 862 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			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	