



Clapton Close

Stamford, PE9 2DD

This modern, well presented four bedroom detached family home is set in this quiet cul-de-sac position on this popular development to the north side of Stamford. Clapton Close is within walking distance of the town centre, close to schools and has easy access to the A1. The current owners have improved the property with the addition of a Utility Room and a partial conversion of the Double Garage to a Family Room/Home Office with bi-folding Doors to the rear Garden.

£600,000

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- 4 bedroom Detached Family Home
- Large Kitchen Breakfast Room
- Private Rear Garden - Partially Converted Garage to Family Room/Home Office
- Well Presented Throughout
- 4 Double Bedrooms
- Single Garage - & Double Width Drive Parking for 2-4 Vehicles
- 4 Reception Rooms
- 2 Bathrooms
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

8'4" x 8'3" (2.54m x 2.51m)

Cloakroom

3'11" x 4'7" (1.19m x 1.40m)

Open Plan Dining Room

17'0" x 10'3" (5.18m x 3.12m)

Study

8'4" x 8'3" (2.54m x 2.51m)

Living Room

11'2" x 18'10" (3.40m x 5.74m)

Kitchen Breakfast Room

17'10" x 14'10" (5.44m x 4.52m)

Utility

5'2" x 11'11" (1.57m x 3.63m)

Landing

10'9" x 10'9" (3.28m x 3.28m)

Bedroom 1

12'6" x 14'7" (3.81m x 4.45m)

En Suite Shower Room

7'4" x 7'8" (2.24m x 2.34m)

Bedroom 2

11'1" x 11'0" (3.38m x 3.35m)

Jack & Jill Bathroom

7'0" x 7'11" (2.13m x 2.41m)

Bedroom 3

9'8" x 11'5" (2.95m x 3.48m)

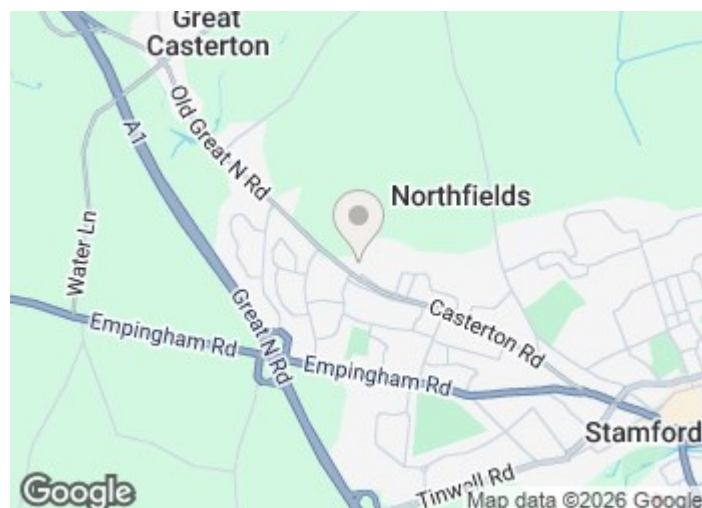
Bedroom 4

9'8" x 7'3" (2.95m x 2.21m)

Garden

Family Room/Home Office

15'6" x 8'11" (4.72m x 2.72m)

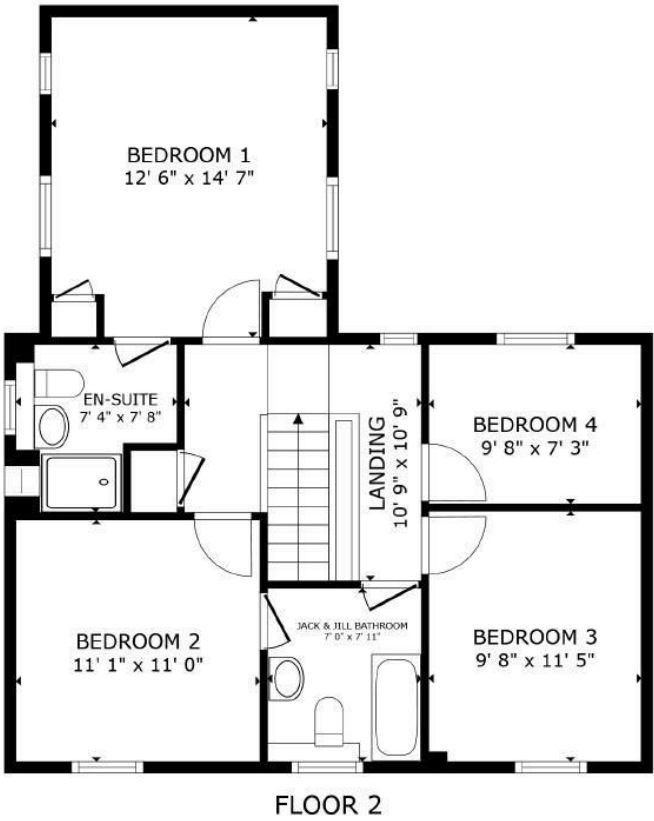
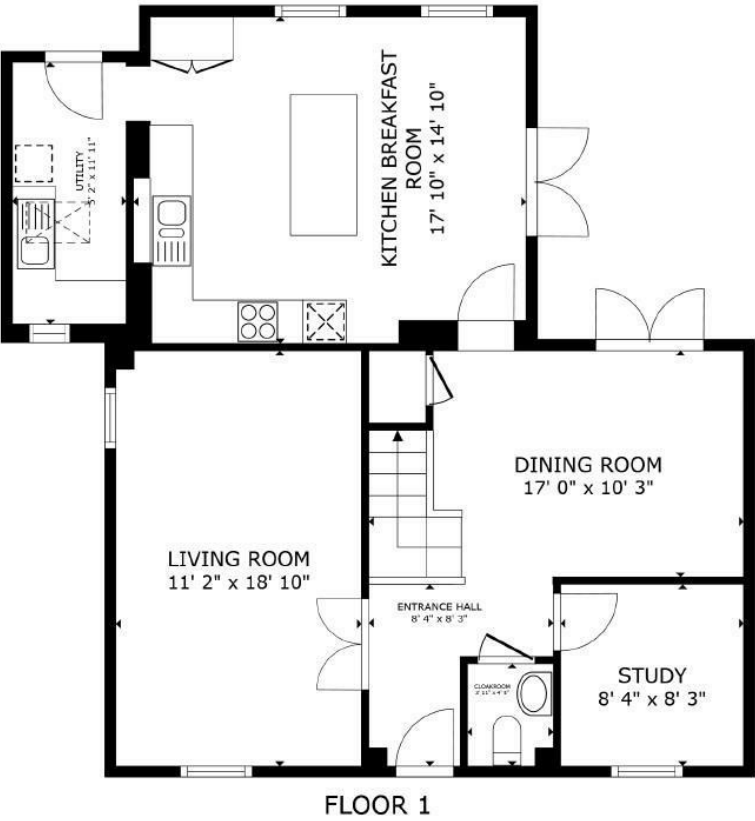


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 873 sq.ft. FLOOR 2 722 sq.ft.
TOTAL : 1,594 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.

