



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

Clapton Close

Stamford, PE9 2DD



- 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	Kitchen Breakfast Room	Bedroom 2
8'4" x 8'3" (2.54m x 2.51m)	17'10" x 14'10" (5.44m x 4.52m)	11'1" x 11'0" (3.38m x 3.35m)
Cloakroom	Utility	Jack & Jill Bathroom
3'11 x 4'7" (1.19m x 1.40m)	5'2" x 11'11" (1.57m x 3.63m)	7'0" x 7'11" (2.13m x 2.41m)
Open Plan Dining Room	Landing	Bedroom 3
17'0" x 10'3" (5.18m x 3.12m)	10'9" x 10'9" (3.28m x 3.28m)	9'8" x 11'5" (2.95m x 3.48m)
Study	Bedroom 1	Bedroom 4
8'4" x 8'3" (2.54m x 2.51m)	12'6" x 14'7" (3.81m x 4.45m)	9'8" x 7'3" (2.95m x 2.21m)
Living Room	En Suite Shower Room	Garden
11'2" x 18'10" (3.40m x 5.74m)	7'4" x 7'8" (2.24m x 2.34m)	Family Room/Home Office
		15'6" x 8'11" (4.72m x 2.72m)

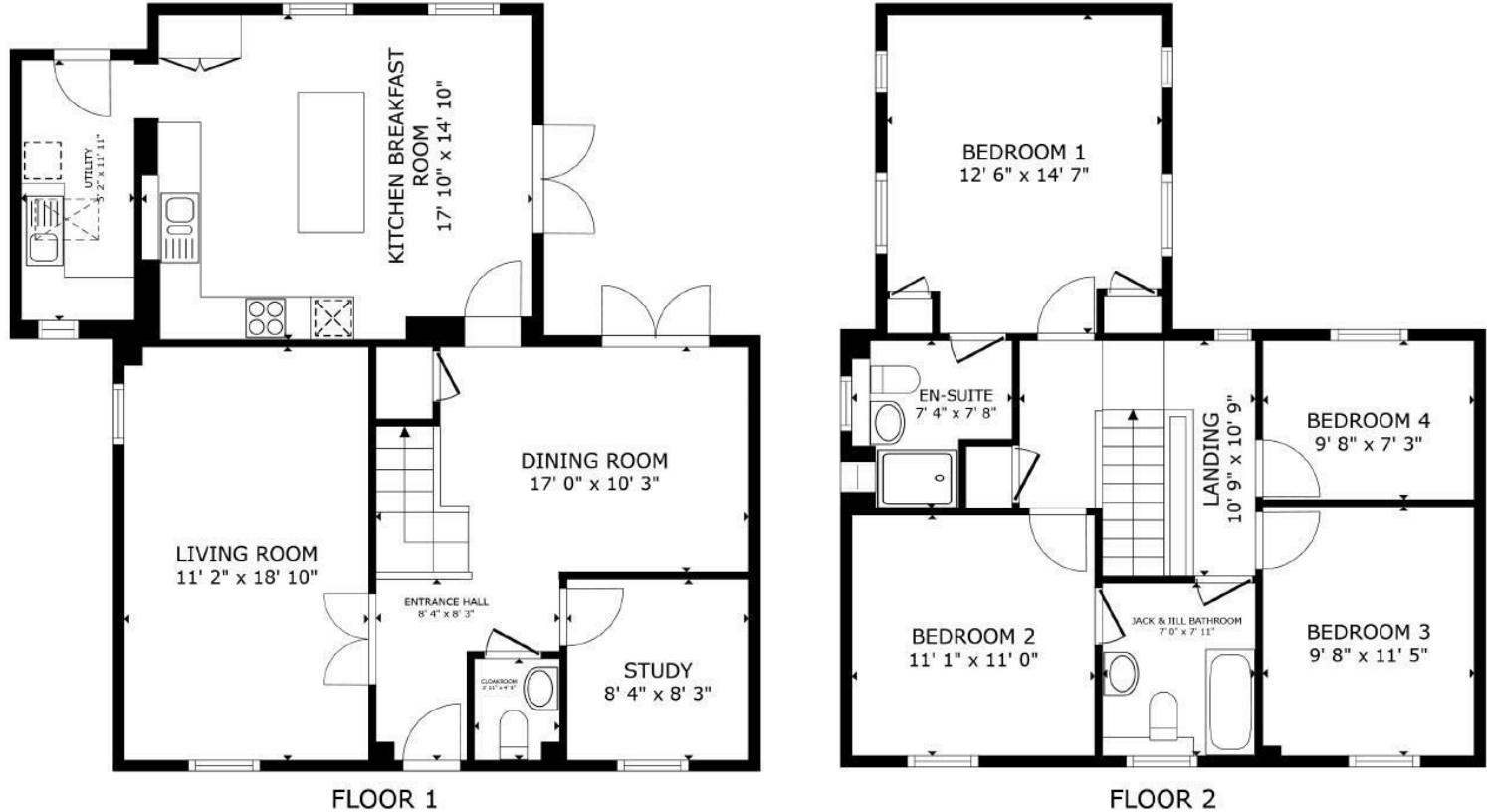


Directions

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		