



Forest Gardens

Stamford, PE9 2FL

Set in this exclusive cul-de-sac location on the north side of Stamford you will find this extremely well presented 5-bedroom detached property, sat in a plot of approximately 1/3 of an acre. The property itself has been significantly extended and is finished to a high standard throughout. The property is also conveniently positioned for Stamford's town centre, fast commuting via the A1 and being located close to popular primary and secondary schooling. The living accommodation has been sympathetically extended by the present owners to create a stunning and versatile family home.

£795,000

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- Extended 5 Bedroom Family Home
- Exclusive Cul-De-Sac Location
- Beautifully Presented Throughout
- 1/3 Arce Plot
- 3 Reception Rooms
- Kitchen Breakfast Room
- Double Garage with Workshop & Office
- Established Private Gardens
- EPC Rating - C

Entrance Hall

Cloakroom

Hallway

Lounge

11'10" x 21'1" (3.61m x 6.43m)

Family Room

13'3" x 21'10" (4.04m x 6.65m)

Dining Room

9'11" x 11'10" (3.02m x 3.61m)

Kitchen

11'7" x 15'1" (3.53m x 4.60m)

Utility

6'7" x 9'5" (2.01m x 2.87m)

Landing

Master Bedroom

13'2" x 14'4" (4.01m x 4.37m)

En Suite Shower Room

Bedroom 2

11'5" x 13'4" (3.48m x 4.06m)

En Suite Shower Room

Bedroom 3/Office

9'7" x 11'10" (2.92m x 3.61m)

Bedroom 4

11'10" x 10'4" (3.61m x 3.15m)

Bedroom 5

11'10" x 6'8" (3.61m x 2.03m)

Family Bathroom

9'11" x 11'6" (3.02m x 3.51m)

Double Garage

18'8" x 18'8" (5.69m x 5.69m)

Workshop

11'5" x 10'0" (3.48m x 3.05m)

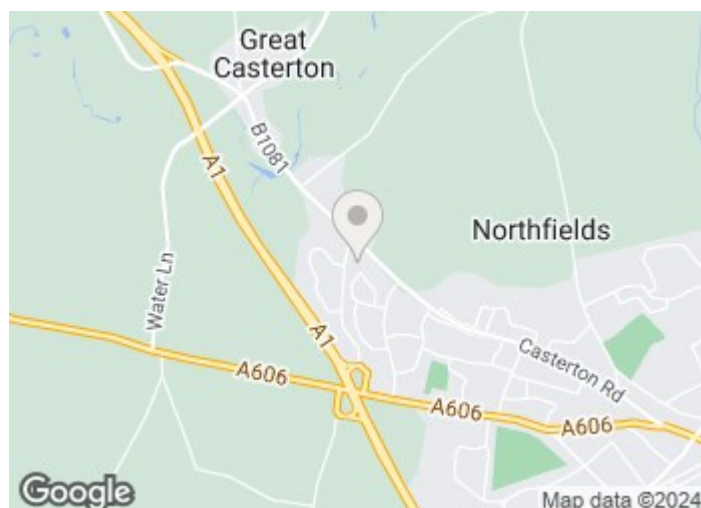
Garage Attic

29'4" x 13'6" (8.94m x 4.11m)

Office

6'11" x 9'10" (2.11m x 3.00m)

WC

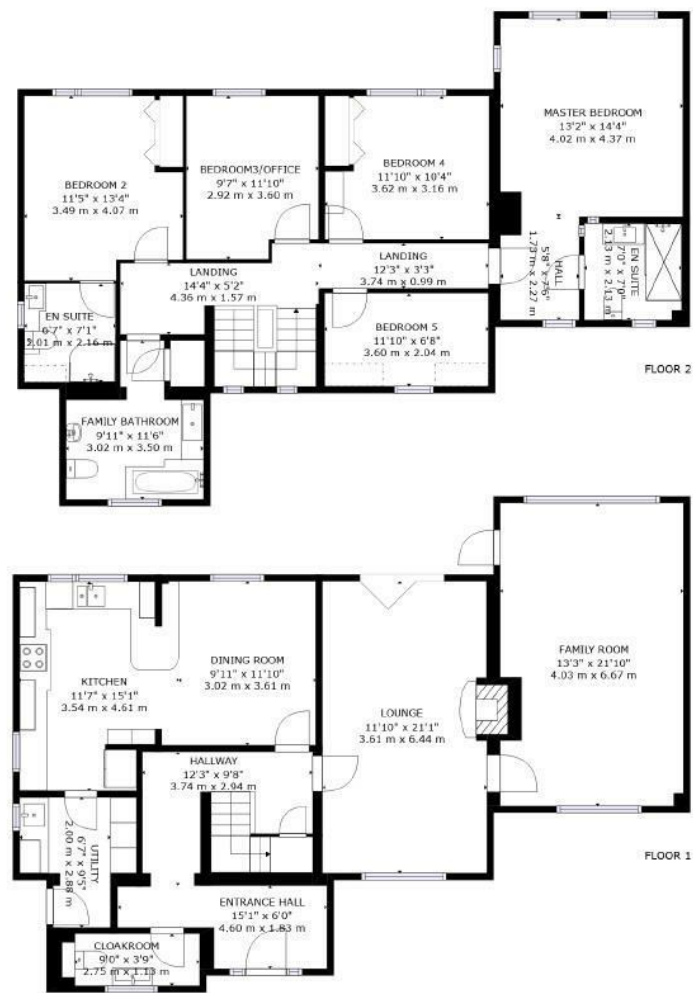


Directions

Please use postcode PE9 2FL for Sat Nav assistance.



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 1166 sq. ft, 108 m2, FLOOR 2: 1067 sq. ft, 99 m2
EXCLUDED AREAS: GARAGE , REDUCED HEADROOM BELOW 1.5M: 17 sq. ft, 2 m2
TOTAL: 2233 sq. ft, 207 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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		