



Highgrove Gardens

Stamford, PE9 2GR

A well-presented 4-bedroom, 2 Bathroom detached home positioned within a quiet cul-de-sac, ideally located just off Empingham Road and within easy reach of Stamford's town centre, local amenities, and Malcolm Sargent Primary School.

£1,895 PCM

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- 4 Bedroom Detached Family Home - Cul de Sac Location
- Spacious living room with feature fireplace
- Single Integral Garage & Parking in front
- Principal bedroom with dressing area and en-suite shower room
- Open-plan kitchen/dining area with French doors to garden
- West Facing Rear Garden with Patio area ideal for outdoor dining
- Three further well-proportioned bedrooms
- Walking distance to Malcolm Sargent Primary School
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

Entrance Hall

Living Room

15'0 x 10'6 (4.57m x 3.20m)

Kitchen/Dining Room

25'8 x 25'8 (7.82m x 7.82m)

Cloakroom

First Floor Landing

Bedroom 1

17'4 x 14'1 max (5.28m x 4.29m max)

Ensuite

8'1 x 6'6 (2.46m x 1.98m)

Bedroom 2

13'4 x 8'11 (4.06m x 2.72m)

Bedroom 3

9'3 x 8'1 (2.82m x 2.46m)

Bedroom 4

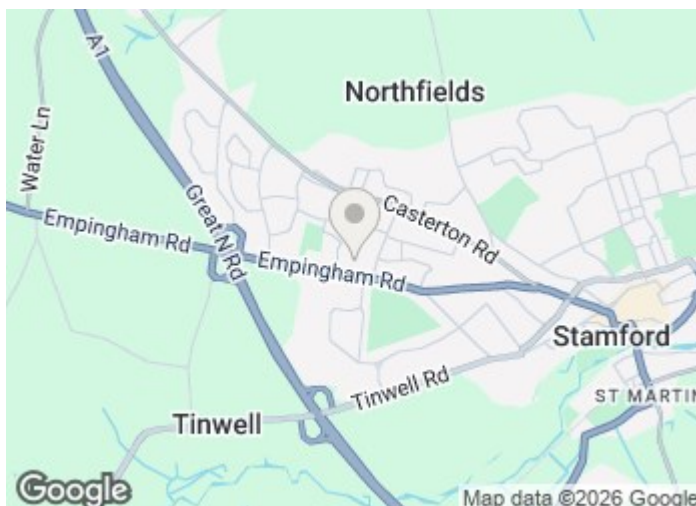
9'2 x 8'2 (2.79m x 2.49m)

Bathroom

8'1 x 6'9 (2.46m x 2.06m)

Integral Garage

Enclosed Rear Garden



Directions

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



Floor Plan



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 firm's 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	84
(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	