



Kesteven Road Stamford, PE9 1SR

A bright and spacious 3 bedroom semi-detached home situated within easy walking distance of well-regarded schools, the local college and nearby convenience stores. Set in a popular residential area, the property offers good sized family living accommodation throughout, off road parking for 3 cars and a rear garden.

Offers In Excess Of £290,000

Kesteven Road

Stamford, PE9 1SR



- Three Bedroom Semi Detached House
- 2 Reception Rooms
- Good Sized Rear Garden
- Popular Residential Area
- Kitchen with Pantry & Utility Room
- Driveway Parking for 3 Vehicles
- Well Presented Throughout
- 2 Doubles & 1 Single Bedroom Room
- Please Refer to Attached KFB For Material Information Disclosures

Porch

Entrance Hall

6'1" x 10'6" (1.85m x 3.20m)

Kitchen

10'0" x 10'6" (3.05m x 3.20m)

Inner Hall

Reception Room

7'9" x 18'6" (2.36m x 5.64m)

Utility/Boot Room

5'2" x 7'1" (1.57m x 2.16m)

Living Room

19'7" x 9'11" (5.97m x 3.02m)

Landing

9'4" x 7'1" (2.84m x 2.16m)

Bedroom 1

12'6" x 11'0" (3.81m x 3.35m)

Bedroom 2

9'4" x 9'6" (2.84m x 2.90m)

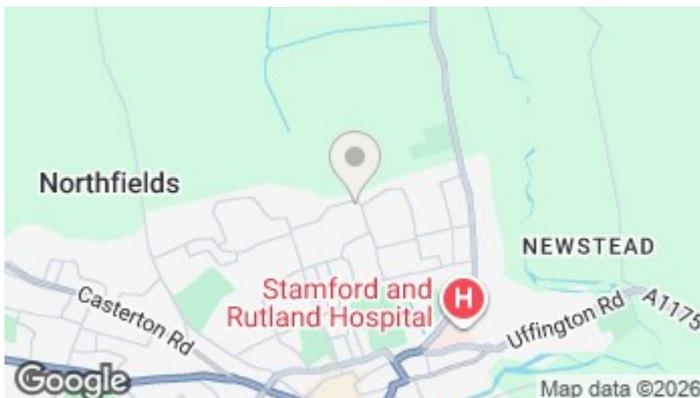
Bedroom 3

10'6" x 6'9" (3.20m x 2.06m)

Family Bathroom

6'3" x 6'5" (1.91m x 1.96m)

Driveway Parking for 3 Cars

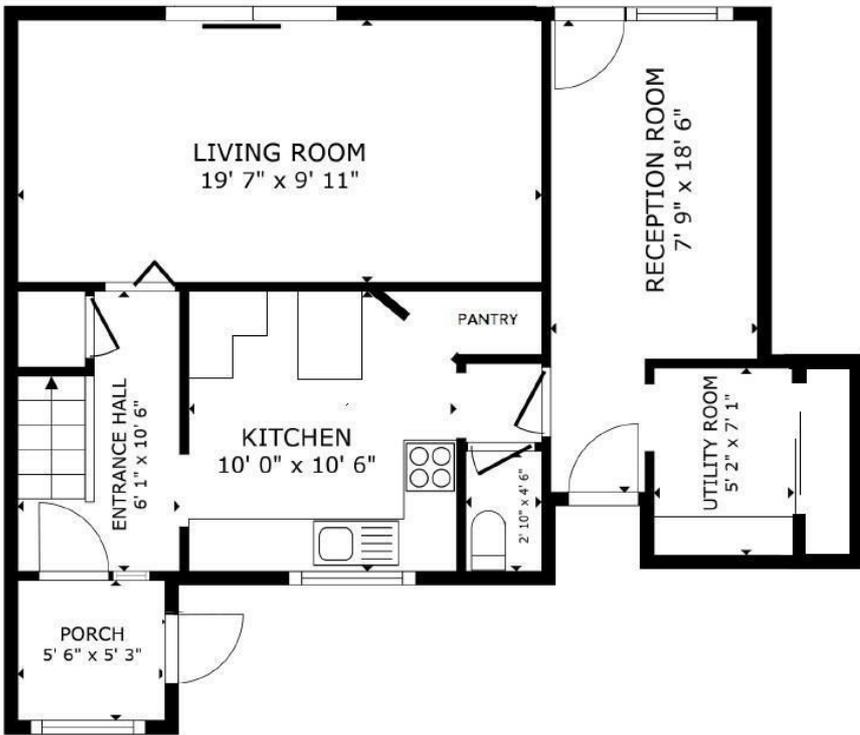


Directions

Please use the following postcode for Sat Nav guidance - PE9 1SR



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 573 sq.ft. FLOOR 2 397 sq.ft.
 TOTAL : 970 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			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	