

## 10 Belvoir Close, Stamford, Rutland, PE9 2XY

This large family home is beautifully presented to a high standard throughout and viewing is highly recommended.

The accommodation offers an entrance hall, living room with double doors to the garden, dining room, WC, large breakfast kitchen with built in oven, hob, dishwasher and fridge freezer, and utility room. To the first floor is the master bedroom with En-suite, bedroom two with En-suite and bedroom three, and on the top floor are bedrooms four and five along with the family bathroom.

To the rear is a fully landscaped rear garden which is paved for ease of maintenance, along with a double garage and driveway parking.

**£2,250 PCM**

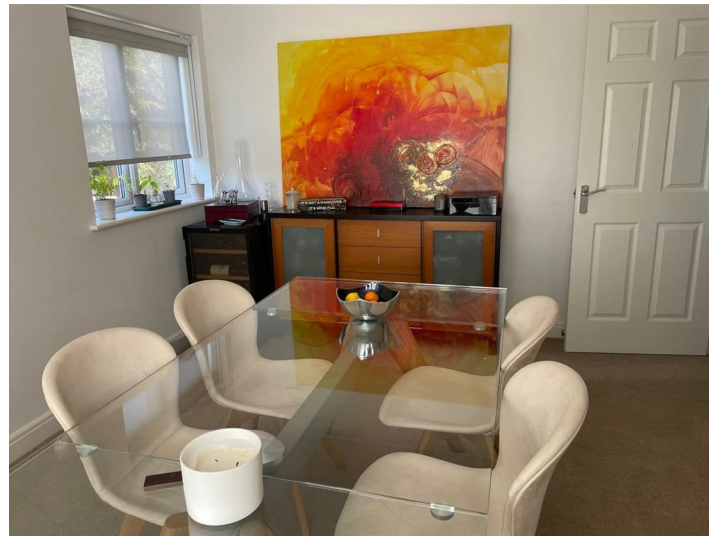
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	82
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Large Family Home
- Five Generous Bedrooms
- Utility and Downstairs W/C
- Double Garage and Driveway
- Deposit: £2595

- Popular Residential Area
- Two Ensuite Bathrooms
- Low Maintenance Rear Garden
- EPC - C Council Tax - E
- Holding deposit: £519



**ACCOMMODATION:**

**Entrance Hallway**

**Living Room**  
6.55m x 3.35m (21'5" x 10'11")

**Dining Room**  
4.11m x 3.35m (13'5" x 10'11")

**Kitchen**  
4.72m x 3.78m (15'5" x 12'4")

**Utility Room**

**Downstairs W/C**

**First Floor Landing**

**Bedroom One**  
5.89m x 3.38m (19'3" x 11'1")

**Ensuite**  
2.9m x 1.63m (9'6" x 5'4")

**Bedroom Two**  
4.42m x 3.38m (14'6" x 11'1")

**Ensuite**  
3.38m x 1.17m (11'1" x 3'10")

**Bedroom Three**  
4.75m x 2.82m (15'7" x 9'3")

**Second Floor Landing**

**Bedroom Four**  
4.04m x 3.38m (13'3" x 11'1")

**Bedroom Five**  
4.04m x 3.38m (13'3" x 11'1")

**FLOOR PLAN:**

