



10 Goody Rudkin Close, Stamford, PE9 3WP

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Exceptionally High Specification
- Five Double Bedrooms
- Available Now
- Extremely Desirable Location
- Large Open Plan Kitchen/Diner
- Driveway Parking for Four Cars
- Double Detached Garage
- EPC Rating B

£2,750 PCM





****Available Now**** Located within the prestigious 'Stamford Manor' development off Tinwell Road, this exceptionally well-presented five double bedroom detached home offers spacious and versatile living across three floors. Designed for modern family life, the property features a large kitchen/diner with granite worktops and integrated appliances, a separate living room, study, utility/cloakroom, and three bathrooms including two en-suites.

Upstairs, the principal bedroom enjoys a private en-suite and dressing area, with two further double bedrooms and the family bathroom on the first floor. The second floor offers two additional double bedrooms, one with its own en-suite.

Set at the end of a quiet cul-de-sac overlooking open countryside, the home benefits from a private driveway with parking for four vehicles, a detached double garage, and a landscaped rear garden.





Entrance Hall 4.22m x 1.96m (13'10" x 6'5")

Living Room 4.55m x 3.6m (14'11" x 11'10")

Study 2.49m x 2.39m (8'2" x 7'10")

Utility Room 2.36m x 1.63m (7'8" x 5'4")

Kitchen Diner 8.1m x 3.32m (26'7" x 10'11")

First Floor Landing 5.61m x 2.11m (18'5" x 6'11")

Bedroom One 5.74m x 3.38m (18'10" x 11'1")

En-Suite 2.87m x 1.73m (9'5" x 5'8")

Bedroom Two 3.58m x 3m (11'8" x 9'10")

Bedroom Three 3.48m x 2.95m (11'5" x 9'8")

Bedroom Four 4.8m x 3.4m (15'8" x 11'2")

Bedroom Five 4.04m x 2.44m (13'4" x 8'0")

Bathroom 2.06m x 1.85m (6'10" x 6'1")

2nd En-Suite 0.56m x 1.93m (1'10" x 6'4")





GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.7 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1697 sq.ft. (157.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.