



Radcliffe Close

Stamford, PE9 1AR

**Price Guide £395,000**

Richardson



## Radcliffe Close

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An opportunity to acquire a refurbished detached bungalow situated just a few minutes walk from Stamford town centre in a tucked away location within a small cul-de-sac of bungalows. Benefitting from rewiring, new gas boiler for the central heating, new kitchen, internal doors and new carpeting/flooring, the property is ready to move into with NO FORWARD CHAIN. In brief the accommodation comprises a reception hall, lounge diner, refitted kitchen breakfast, spacious side lobby with access to front and rear, 3 well proportioned bedrooms, one with built in wardrobes and a bathroom. The property has replacement double glazing and is positioned on a wide plot with driveway providing hard standing for a vehicle and leading to a single garage with useful brick store room behind. Lawns/seeded front garden with shrubs. Enclosed rear garden of good size with paved patio area leading on to lawns and seeded area, the whole garden is enclosed by fencing and walling.

### Reception hall

### Lounge diner

14'7" x 12'4" max (4.47m x 3.76m max)

### Kitchen breakfast

11'11" x 9'4" (3.65m x 2.87m )

### Side lobby

14'6" x 9'6" (4.44m x 2.92m)







Bedroom  
14'4" x 8'11" (4.39m x 2.72m)

Bedroom  
12'11" x 8'5" (3.94m x 2.58m)

Bedroom  
9'10" x 7'3" (3.02m x 2.23m)

Bathroom  
8'4" x 5'5" (2.55m x 1.66m)

Garage  
14'6" x 8'0" (4.44m x 2.45m)

Store room  
12'1" x 10'3" max (3.7m x 3.13m max)

#### External details

Positioned on a wide plot with driveway leading to garage. Front garden set behind hedging with lawns and shrubs. Good size rear garden with patio and lawns all enclosed by walling and fencing.

Tenure  
Freehold

Council Tax  
South Kesteven District Council Tax Band C

Services  
All mains services connected with gas central heating to a Worcester Bosch combi boiler.

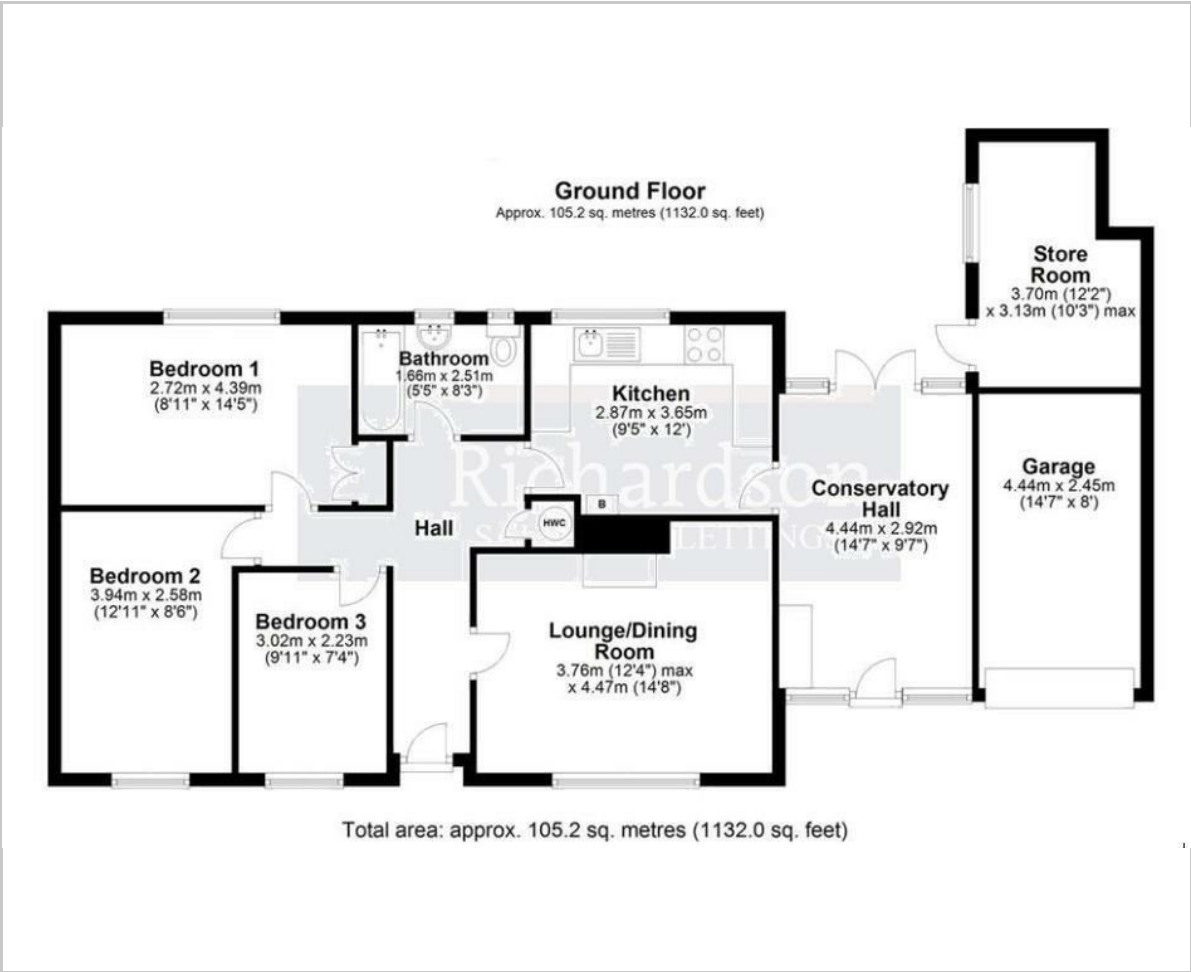
Communication  
According to Ofcom Ultrafast Broadband is available.  
According to Ofcom Mobile coverage is likely with O2, EE, Three & Vodafone

Viewing  
By appointment with Richardson Surveyors.  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)





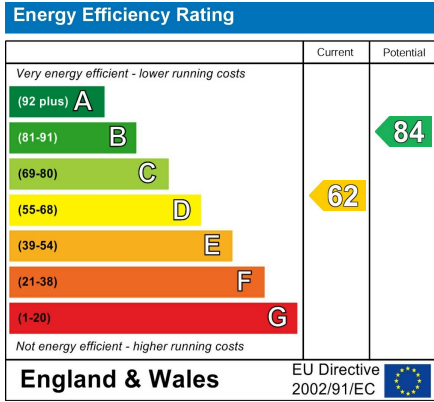
Floor Plan



Area Map



Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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01780 762433