



Boyfield Crescent Stamford, PE9 3DD

This Extremely well presented 4-bedroom, 3 reception room detached stone property is finished to a high standard and is set in this exclusive development just off Tinwell Road, which is within walking distance of Stamford's Town centre.

£550,000

Boyfield Crescent

Stamford, PE9 3DD



- Extremely Well Presented Detached Stone Family Home
- 3 Reception Rooms
- Single Garage
- Exclusive Development Just off Tinwell Road
- Stunning Kitchen
- Private Rear Garden
- 4 Double Bedrooms
- Master Bedroom with En Suite
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

15'10" x 6'5" (4.83 x 1.96 (4.82 x 1.95))

Living Room

13'1" x 15'8" (3.99 x 4.78 (3.98 x 4.77))

Snug

10'2" x 8'11" (3.10 x 2.72)

Kitchen

15'11" x 11'1" (4.85 x 3.38)

Dining Room

12'11" x 10'11" (3.94 x 3.33 (3.93 x 3.32))

Utility/Cloakroom

5'6" x 8'11" (1.68 x 2.72)

First Floor Landing

Master bedroom

16'3" x 12'1" (4.95 x 3.68)

Ensuite

Bedroom 2

13'4" x 11'1" (4.06 x 3.38)

Bedroom 3

15'6" x 10'11" (4.72 x 3.33)

Bedroom 4

12'8" x 8'4" (3.86 x 2.54)

Family Bathroom

Off Street Parking + Garage

Enclosed Rear Garden

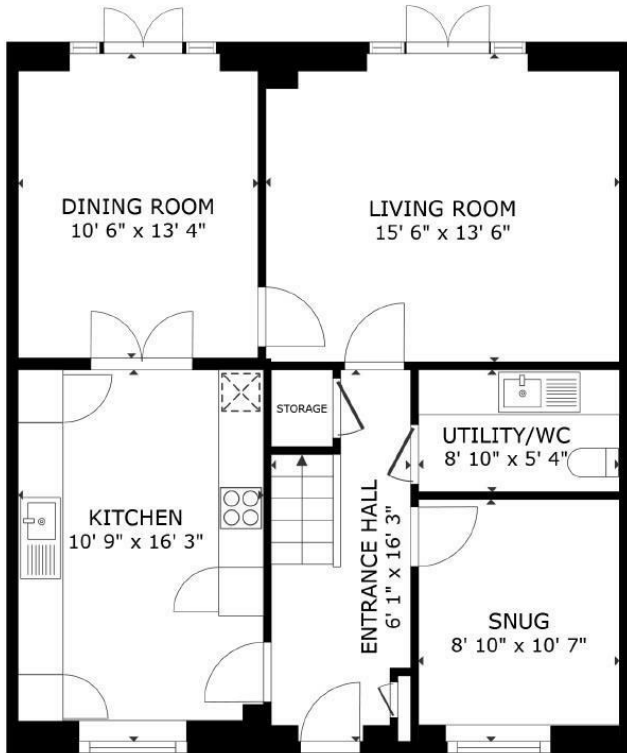


Directions

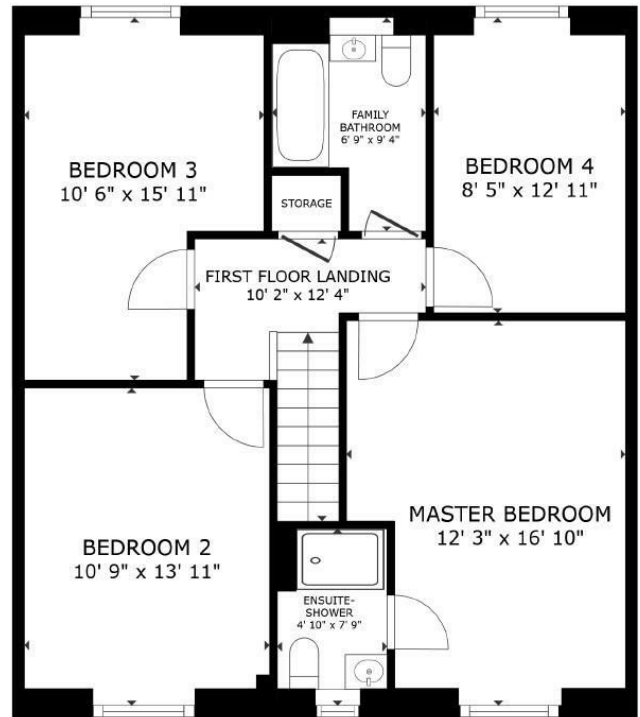
Please use the following postcode for Sat Nav guidance - PE9 3DD



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 793 sq.ft. FLOOR 2 793 sq.ft.
 TOTAL : 1,586 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

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 | | | 94 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (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 | |