



Campion Grove STAMFORD, PE9 4BY

This well presented 3 Bedroom semi detached family home sits at the end of a quiet cul de sac in the popular residential area of Rutland Heights in Stamford, within easy access of the A1 and the local primary and secondary schools.

£1,195 PCM

Campion Grove

STAMFORD, PE9 4BY



- 3 Bedroom Semi Detached House
- Single garage
- Convenient for Town & A1
- 2 Reception Rooms
- Available Now
- Close to Malcom Sargent Primary School
- Gardens to front and rear
- Kitchen
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

3'5" x 6'7" (1.04m x 2.01m)

Clackroom

2'10" x 5'11" (0.86m x 1.80m)

Living Room

13'2" x 13'11" (4.01m x 4.24m)

Dining Room

7'10" x 10'2" (2.39m x 3.10m)

Kitchen

8'3" x 9'8" (2.51m x 2.95m)

Landing

7'2" x 8'3" (2.18m x 2.51m)

Bedroom 1

8'9" x 12'5" (2.67m x 3.78m)

Bedroom 2

10'0" x 11'0" (3.05m x 3.35m)

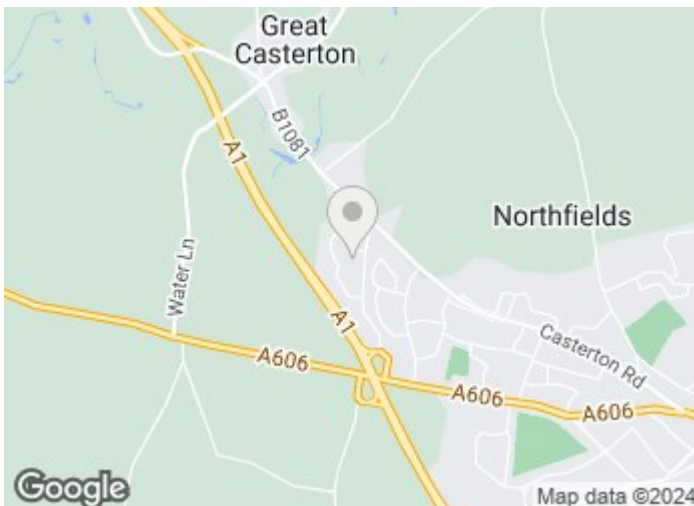
Bedroom 3

7'2" x 9'4" (2.18m x 2.84m)

Family Bathroom

6'7" x 5'6" (2.01m x 1.68m)

Single Garage

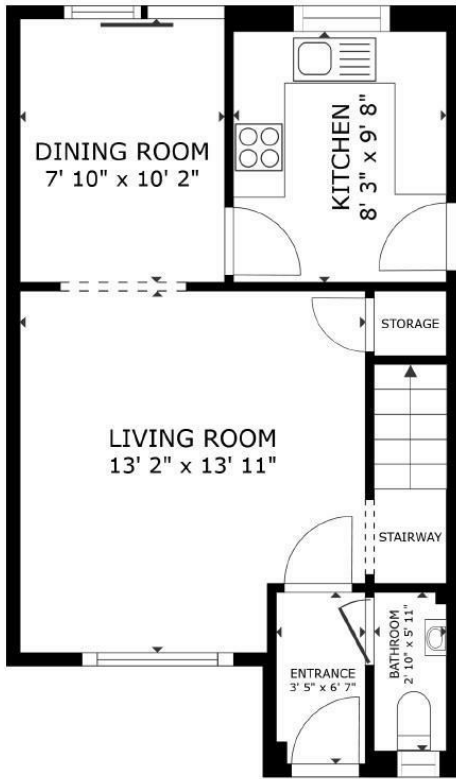


Directions

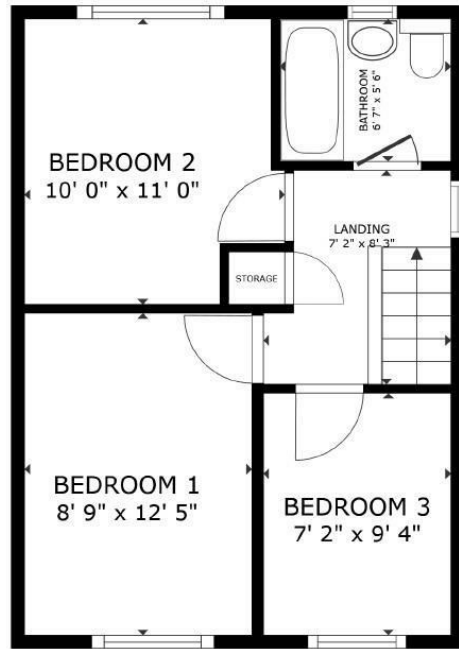
Please use the following postcode for Sat Nav guidance - PE9 2BY



Floor Plan



GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 421 sq.ft. FLOOR 1 388 sq.ft.
TOTAL : 809 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			85
(81-91) B			
(69-80) C		69	
(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	