



Top Lock Meadows

Stamford, PE9 3FF

Extremely well presented 4-bedroom detached family home, located in this exclusive development, within walking distance of Stamford's Town centre and its many amenities. The property is presented to a high standard and offers generous accommodation throughout.

Offers In Excess Of £525,000

Top Lock Meadows

Stamford, PE9 3FF



- Detached 4 Bedroom Family Home
- Living/Dining Room with Bi-Folds to Rear Garden
- Single Integral Garage & Driveway
- Popular Development Close to Town
- Well Appointed Kitchen Breakfast Room
- Enclosed Rear Garden
- Presented to a High Standard Throughout
- 4 Bedrooms - 1 En Suite & Family Bathroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

7'8" max x 16'3" (2.34m max x 4.95m)

Cloakroom

3'7" x 5'11" (1.09m x 1.80m)

Kitchen Breakfast Room

9'10 x 15'7" (3.00m x 4.75m)

Living/Dining Room

17'10 x 19'8" (5.44m x 5.99m)

Landing

7'5" x 10'10" (2.26m x 3.30m)

Bedroom 1

10'4" x 14'9" (3.15m x 4.50m)

En Suite

10'4" x 4'11" (3.15m x 1.50m)

Bedroom 2

15'9" x 9'5" (4.80m x 2.87m)

Bedroom 3

10'0" x 11'10" (3.05m x 3.61m)

Bedroom 4

7'5" x 7'11" (2.26m x 2.41m)

Family Bathroom

10'0" x 7'0" (3.05m x 2.13m)

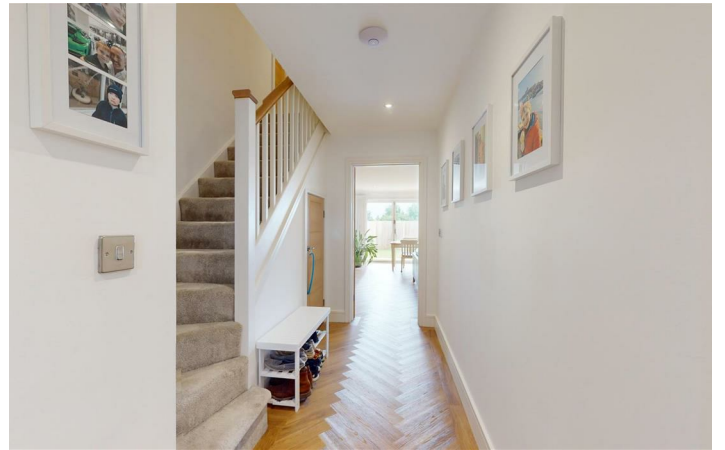
Single Garage

18'8" x 8'4" (5.69m x 2.54m)

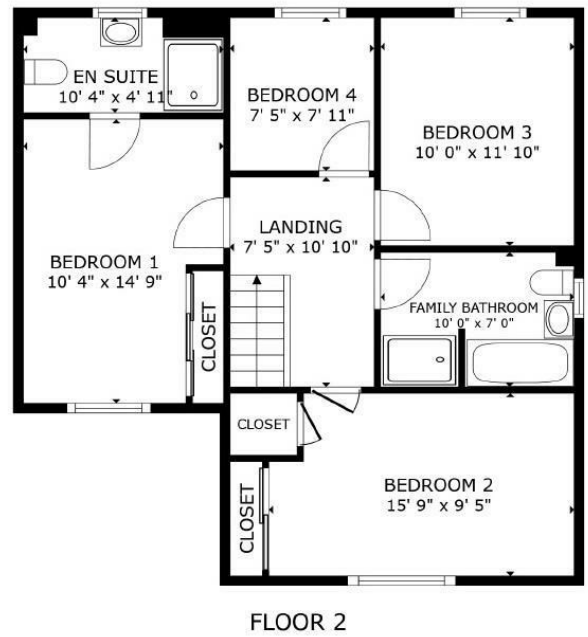
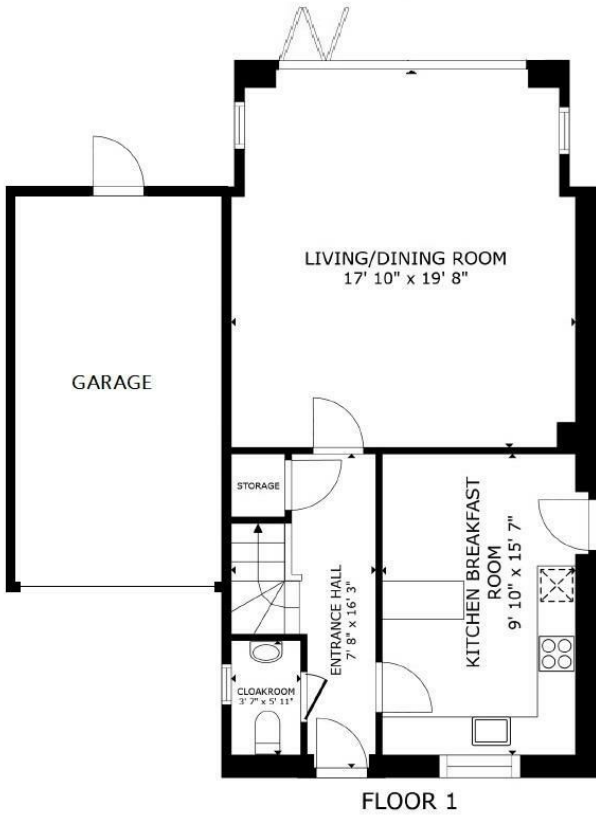


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 526 sq.ft. FLOOR 2 728 sq.ft.
 TOTAL : 1,353 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			93
(81-91) B		83	
(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	