



Clapton Close Stamford, PE9 2DD

*** 30% Shared Ownership*** Situated in a quiet cul-de-sac location on this popular development to the west side of Stamford, sits this 3 bedroom Semi Detachhed home, which is well presented throughout and offers good-sized accommodation. The property is convenient for both The A1 and Stamford's Town Centre as well as local schooling, and the many local amenities the town offers.

30% Shared ownership £96,000

Clapton Close

Stamford, PE9 2DD



- 30% Shared Ownership
- 3 Bedroom End Semi Detached House
- Quiet Cul-De-Sac Position
- Living Room
- Kitchen Diner
- 2x Double & 1x Single Bedroom
- Enclosed Lawned Rear Garden
- Off Street Parking for 2 Vehicles
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

6'8" x 13'11" (2.03m x 4.24m)

Cloakroom

3'3" x 5'11" (0.99m x 1.80m)

Living Room

9'7" x 15'6" (2.92m x 4.72m)

Kitchen Diner

16'7" x 13'9" (5.05m x 4.19m)

Landing

6'8" x 11'7" (2.03m x 3.53m)

Bedroom 1

9'7" x 12'10" (2.92m x 3.91m)

Bedroom 2

9'7" x 12'11" (2.92m x 3.94m)

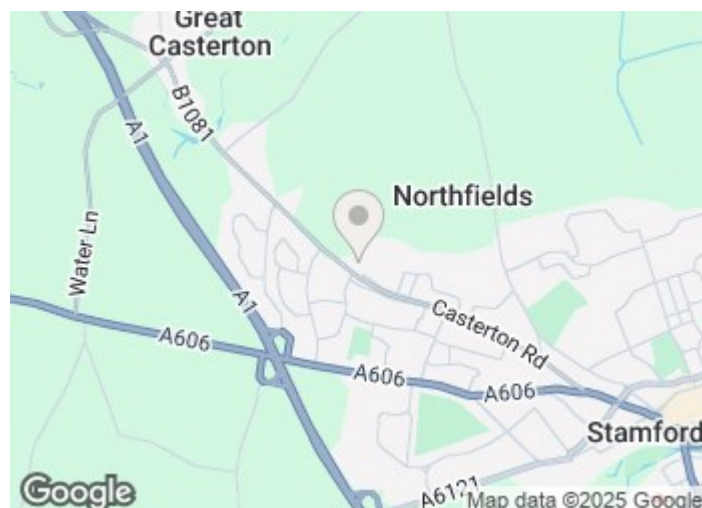
Bedroom 3

8'0" x 8'4" (2.44m x 2.54m)

Bathroom

6'8" x 5'6" (2.03m x 1.68m)

Driveway Parking for 2 Vehicles

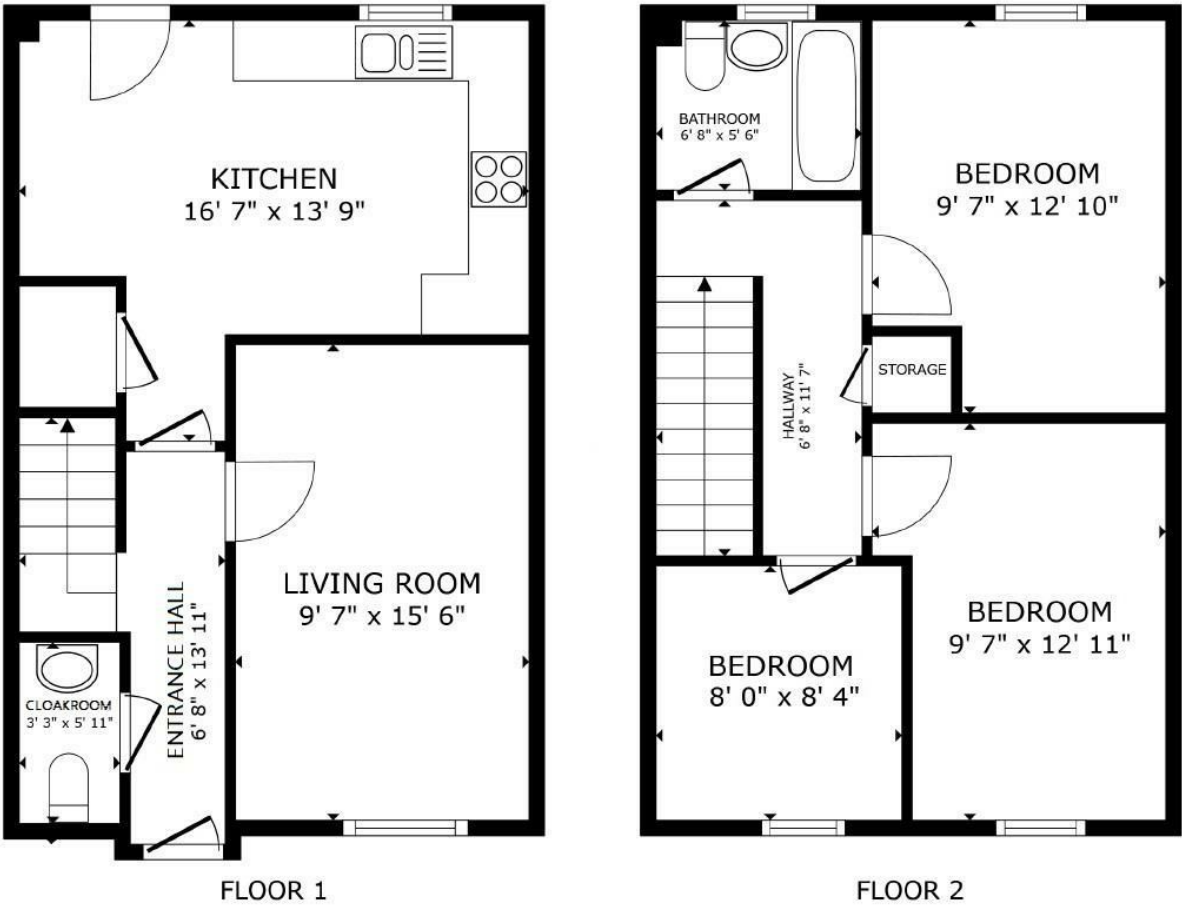


Directions

Please use postcode PE9 3WN for Sat Nav assistance



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 436 sq.ft. FLOOR 2 433 sq.ft.
TOTAL : 868 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 firms 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		92
(81-91) B	80	
(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