



## Vence Close

Stamford, PE9 2LZ

This amazing family home has been significantly remodelled, and completely refurbished to an exceptionally high standard that really must be seen in order to fully appreciate. Situated on one of Stamford's most sought cul-de-sac's just moments from the heart of Stamford's Town Centre. The current owners have meticulously renovated the property to provide a modern layout which has created a fantastic family home. The owners have spent a lot of time ensuring that the internal layout works perfectly, with focus on large light filled reception rooms, generous hallways, luxury bathrooms, and a stunning modern kitchen.

Guide Price £875,000

# Vence Close

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- Detached Family Home in Sought After Cul-De-Sac
- Walking Distance of the Town Centre
- 4 Double Bedrooms - 2 with En Suite
- Significantly Remodelled & Completely Refurbished Throughout
- 3 Reception Rooms
- West Facing Rear Garden with Home Office
- Presented to a High Standard
- Contemporary Kitchen Breakfast Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

## Cloakroom

## Living Room

15'6" x 12'10" (4.72m x 3.91m)

## Dining Room

11'5" x 11'5" (3.48m x 3.48m)

## Family Room

14'4" x 12'1" (4.37m x 3.68m)

## Kitchen Breakfast Room

18'0" x 11'10" (5.49m x 3.61m)

## Utility Room

8'1" x 5'4" (2.46m x 1.63m)

## Side Lobby

## Landing

## Bedroom 1

16'5" x 11'5" (5.00m x 3.48m)

## Balcony

## En Suite

5'11" x 5'8" (1.80m x 1.73m)

## Bedroom 2

15'6" x 12'11" (4.72m x 3.94m)

## En Suite

6'0" x 4'3" (1.83m x 1.30m)

## Bedroom 3

12'9" x 9'3" (3.89m x 2.82m)

## Bedroom 4

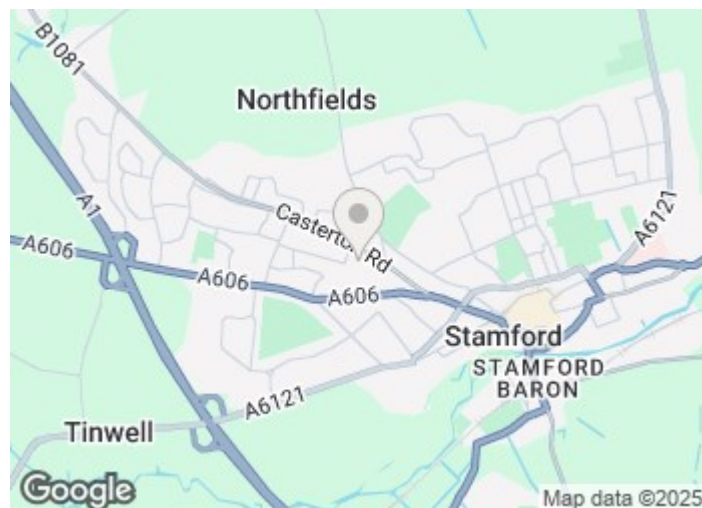
11'3" x 8'0" (3.43m x 2.44m)

## Family Bathroom

11'10" x 5'8" (3.61m x 1.73m)

## Rear Garden

## Home Office

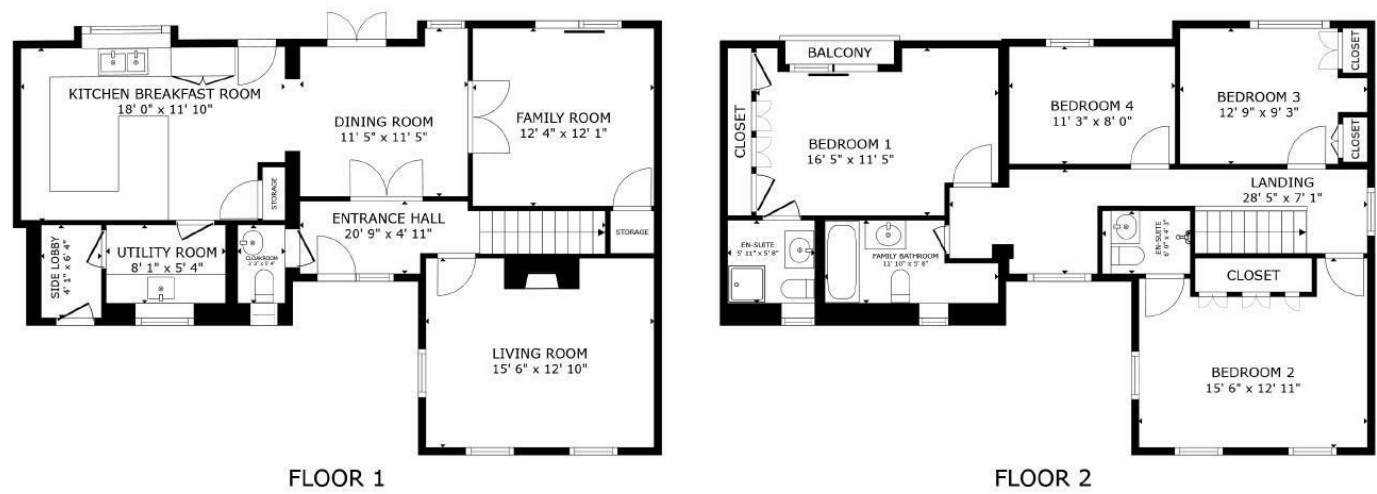


## Directions

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



Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 908 sq.ft. FLOOR 2 896 sq.ft.  
EXCLUDED AREAS : BALCONY 12 sq.ft.  
TOTAL : 1,804 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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 73      | 82        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |