



Highgrove Gardens

Stamford, PE9 2GR

Well-presented detached family home situated in a cul-de-sac location, just off Empingham Road and close to the Malcolm Sargent Primary School. The property is in a sought after location due to its proximity to amenities, transport links and access into town.

£475,000

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- 4 Bed detached family home
- 2 Receptions
- Single Garage + Off Street Parking
- Secluded Position
- Generous Master Suite with Refitted En Suite
- Fully Enclosed West facing Rear Garden
- Large Kitchen/Breakfast
- 3 Further Bedrooms and a Family Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Storm Porch

Entrance Hall

Living Room

Dining Room/Office

Kitchen/Breakfast Room

Cloakroom

First Floor Landing

Master bedroom

Ensuite

Bedroom 2

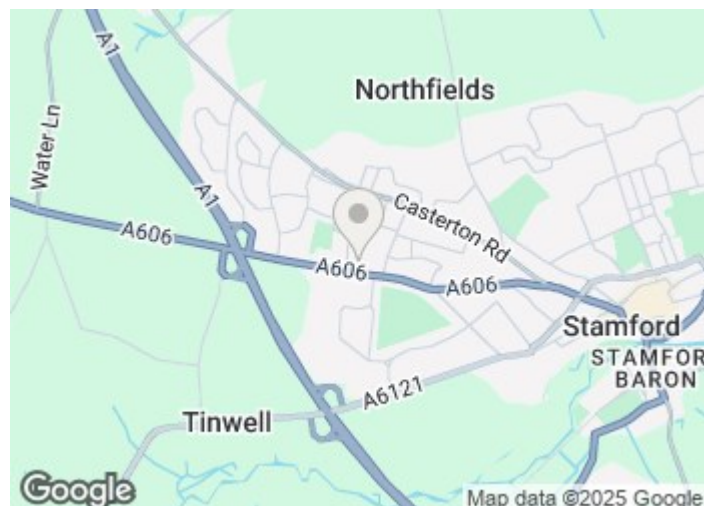
Bedroom 3

Bedroom 4

Family Bathroom

Single Garage + Off Street Parking

Fully Enclosed Rear Garden

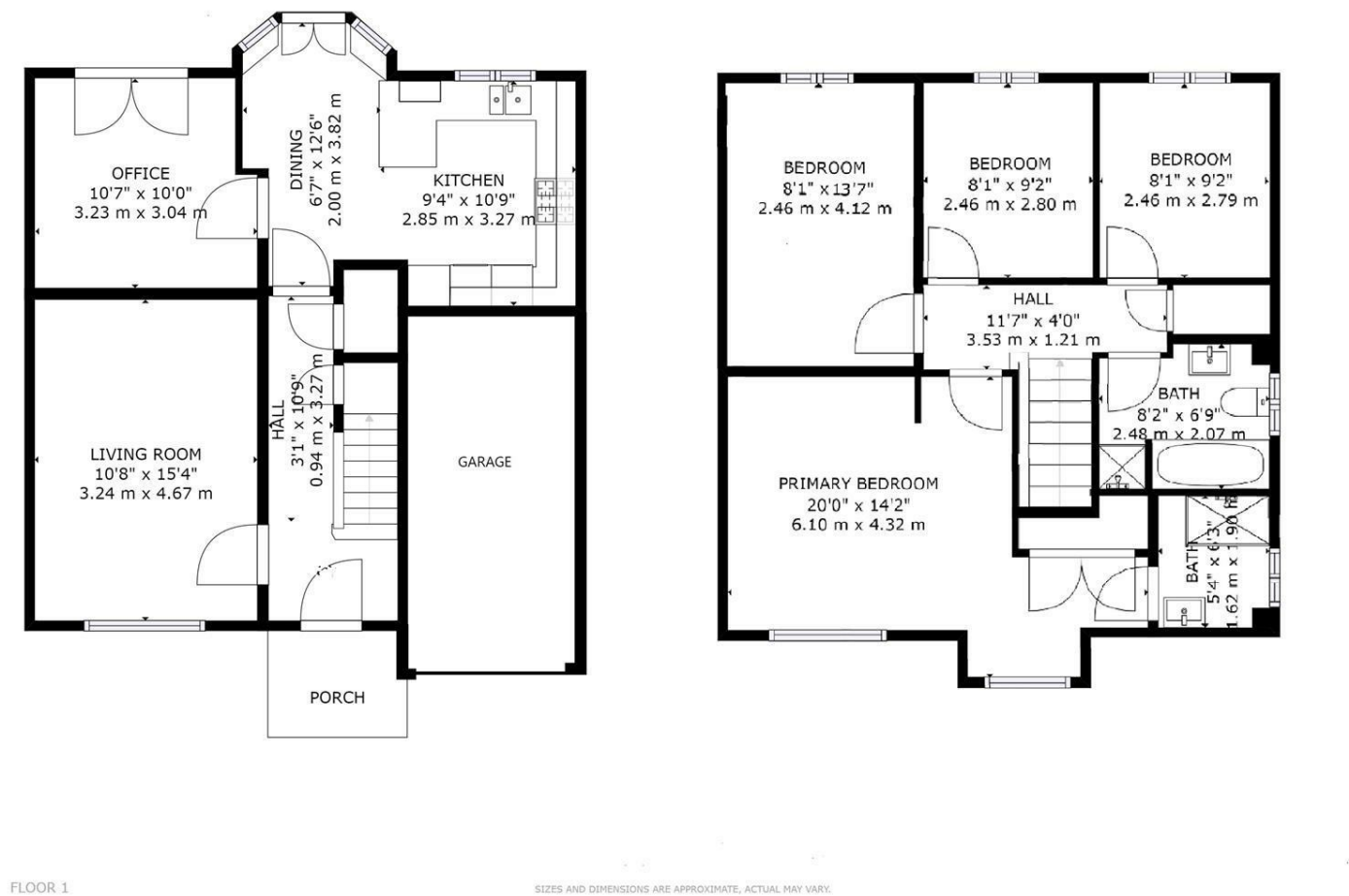


Directions

Please Use Post Code PE9 2GR for Sat-Nav assistance.



Floor Plan



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		
(81-91) B		84
(69-80) C	74	
(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		