



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.

£450,000

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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

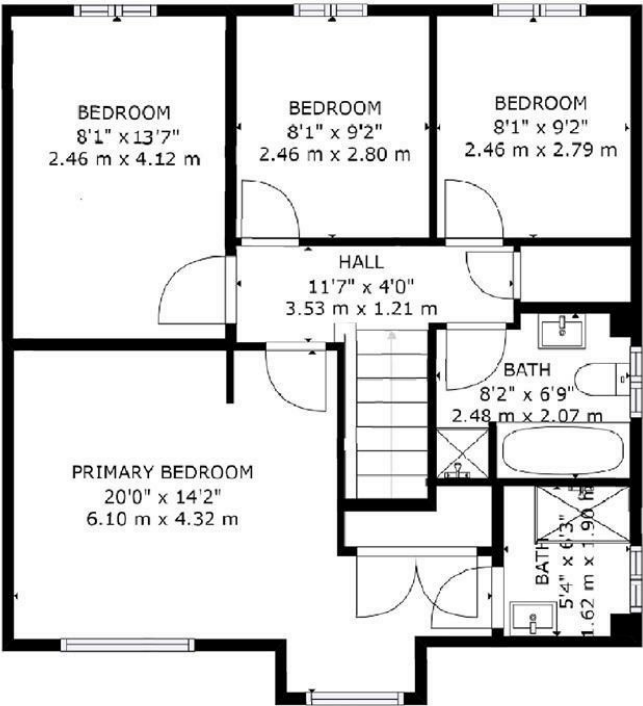
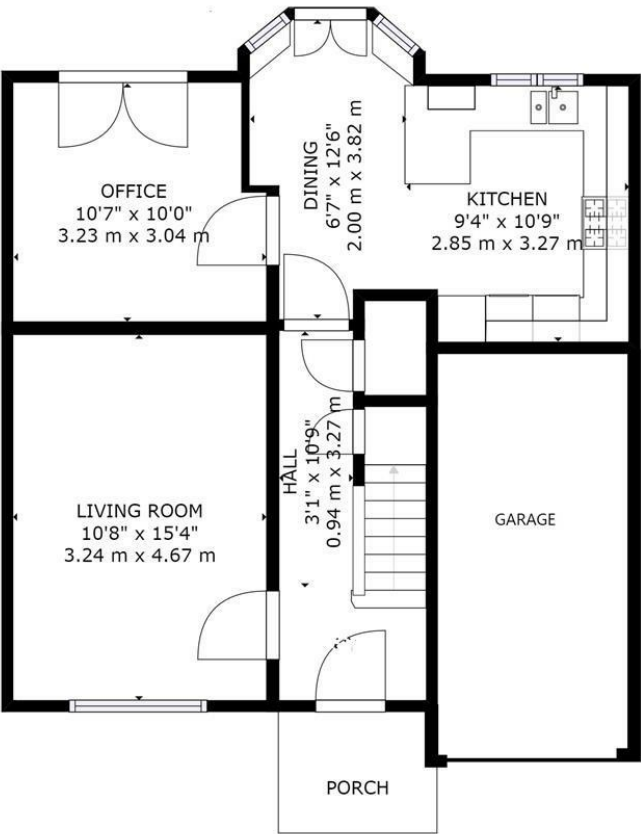
Storm Porch	Master bedroom	Fully Enclosed Rear Garden
Entrance Hall	Ensuite	
Living Room	Bedroom 2	
Dining Room/Office	Bedroom 3	
Kitchen/Breakfast Room	Bedroom 4	
Cloakroom	Family Bathroom	
First Floor Landing	Single Garage + Off Street Parking	



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



Floor Plan



FLOOR 1

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.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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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	