



Kesteven Road Stamford, PE9 1SR

A bright and spacious 3 bedroom semi-detached home situated within easy walking distance of well-regarded schools, the local college and nearby convenience stores. Set in a popular residential area, the property offers good sized family living accommodation throughout, off road parking for 3 cars and a rear garden.

£300,000

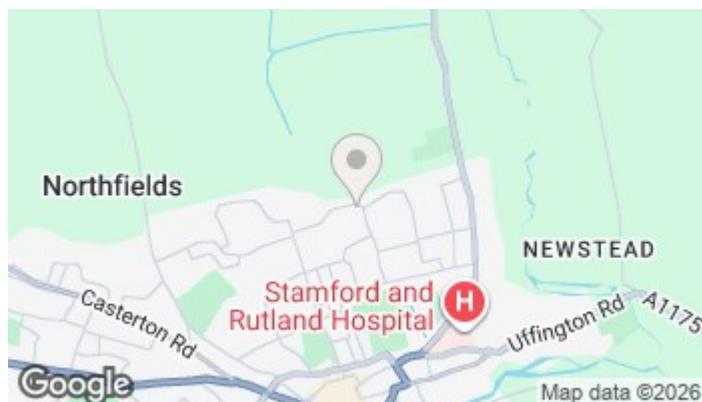
Kesteven Road

Stamford, PE9 1SR



- Three Bedroom Semi Detached House
- 2 Reception Rooms
- Good Sized Rear Garden
- Popular Residential Area
- Kitchen with Pantry & Utility Room
- Driveway Parking for 3 Vehicles
- Well Presented Throughout
- 2 Doubles & 1 Single Bedroom
- Please Refer to Attached KFB For Material Information Disclosures

Porch	Living Room	Family Bathroom
Entrance Hall	19'7" x 9'11" (5.97m x 3.02m)	6'3" x 6'5" (1.91m x 1.96m)
6'1" x 10'6" (1.85m x 3.20m)	Landing	Driveway Parking for 3 Cars
Kitchen	9'4" x 7'1" (2.84m x 2.16m)	
10'0" x 10'6" (3.05m x 3.20m)	Bedroom 1	
Inner Hall	12'6" x 11'0" (3.81m x 3.35m)	
Reception Room	Bedroom 2	
7'9" x 18'6" (2.36m x 5.64m)	9'4" x 9'6" (2.84m x 2.90m)	
Utility/Boot Room	Bedroom 3	
5'2" x 7'1" (1.57m x 2.16m)	10'6" x 6'9" (3.20m x 2.06m)	

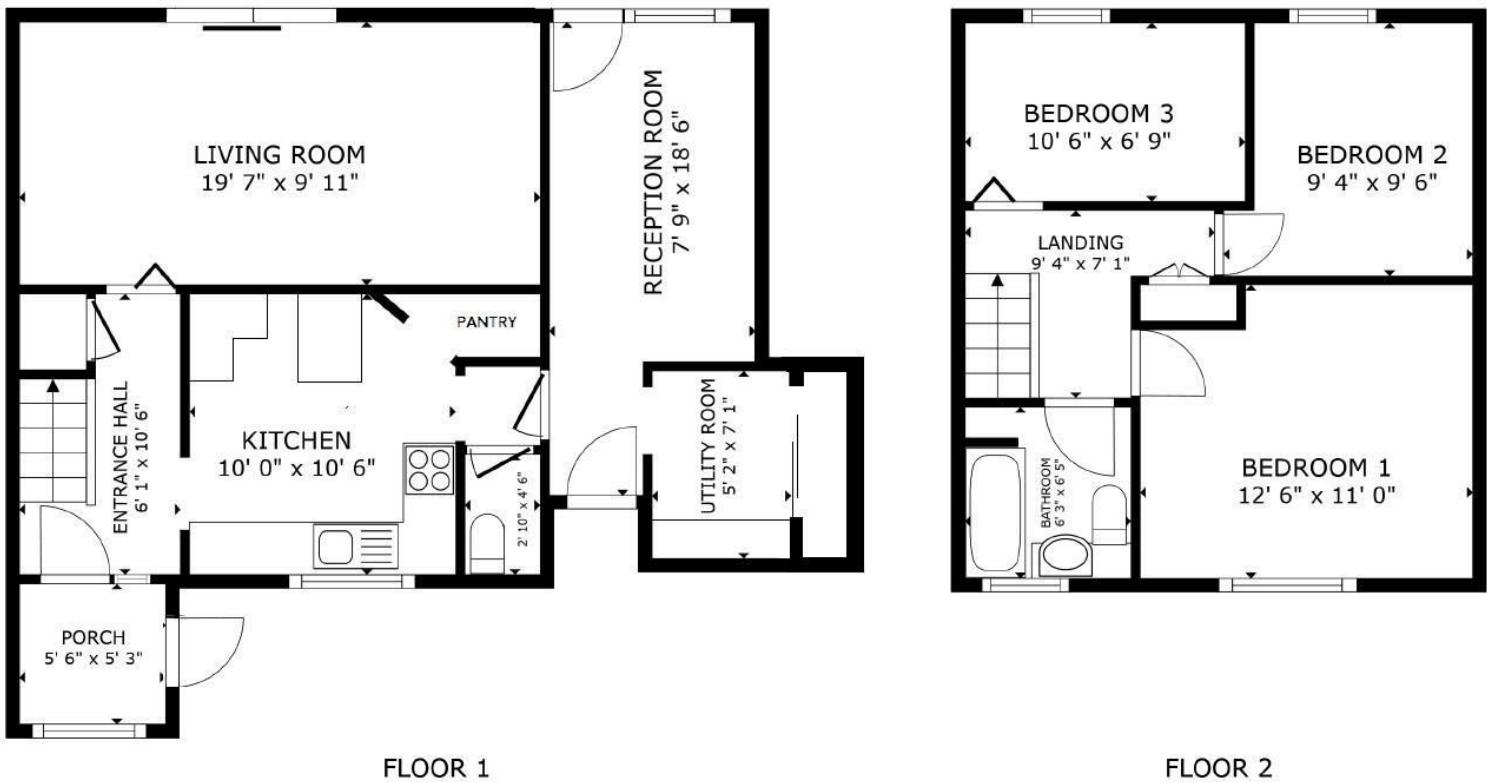


Directions

Please use the following postcode for Sat Nav guidance - PE9 1SR



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 573 sq.ft. FLOOR 2 397 sq.ft.
 TOTAL : 970 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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		76
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		EU