



Exeter Gardens

Stamford, PE9 2RN

Situated on one of Stamford's most sought-after roads and just a short walk from the town centre, this 3-bedroom, 2-bathroom detached bungalow offers well-proportioned accommodation in a desirable location. The property is complemented by a single garage, generous driveway providing ample off-road parking and the fully enclosed rear garden enjoys an open outlook, backing onto the adjoining playing fields.

£1,895 PCM

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- Detached 3 Bedroom Bungalow
- Detached Single Garage
- Please Refer to Key Facts for Tenants for Material Information Disclosures
- Ample Parking for Several Vehicles
- Additional Outbuilding to Rear
- Sought After Location
- Generous Garden with Patio and Lawned Areas

Porch

Entrance Hall

17'0" x 19'2" max (5.18m x 5.84m max)

Living Room

13'1" x 20'6" (3.99m x 6.25m)

Kitchen Breakfast Room

13'7" x 18'5" (4.14m x 5.61m)

Utility

6'1" x 8'6" (1.85m x 2.59m)

Dining Room/Bedroom 3

11'1" x 13'1" (3.38m x 3.99m)

Bedroom 1

12'1" x 17'4" (3.68m x 5.28m)

En Suite

Bedroom 2

11'8" x 13'4" (3.56m x 4.06m)

Family Bathroom

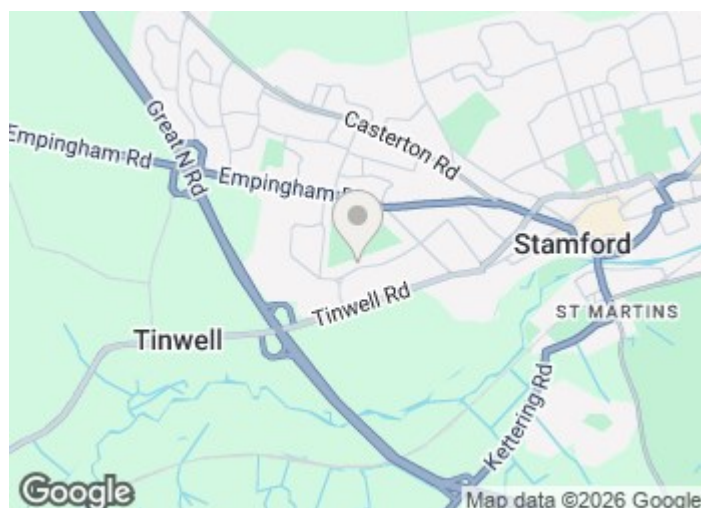
5'7" x 8'9" (1.70m x 2.67m)

Garden Room/Studio

11'9" x 8'5" (3.58m x 2.57m)

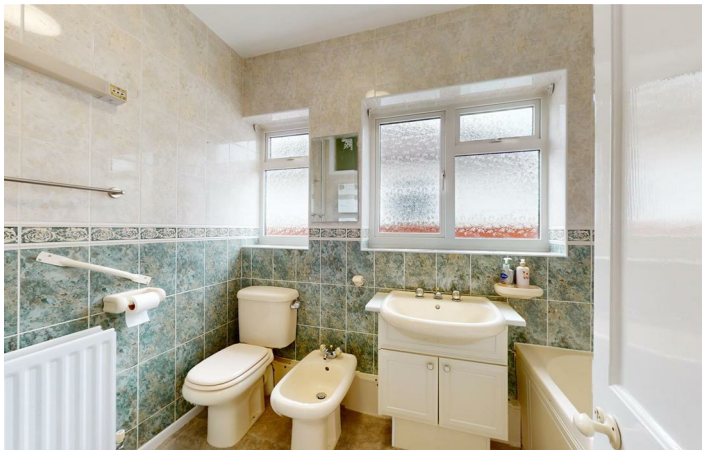
Enclosed Rear Garden

Single Garage & Driveway

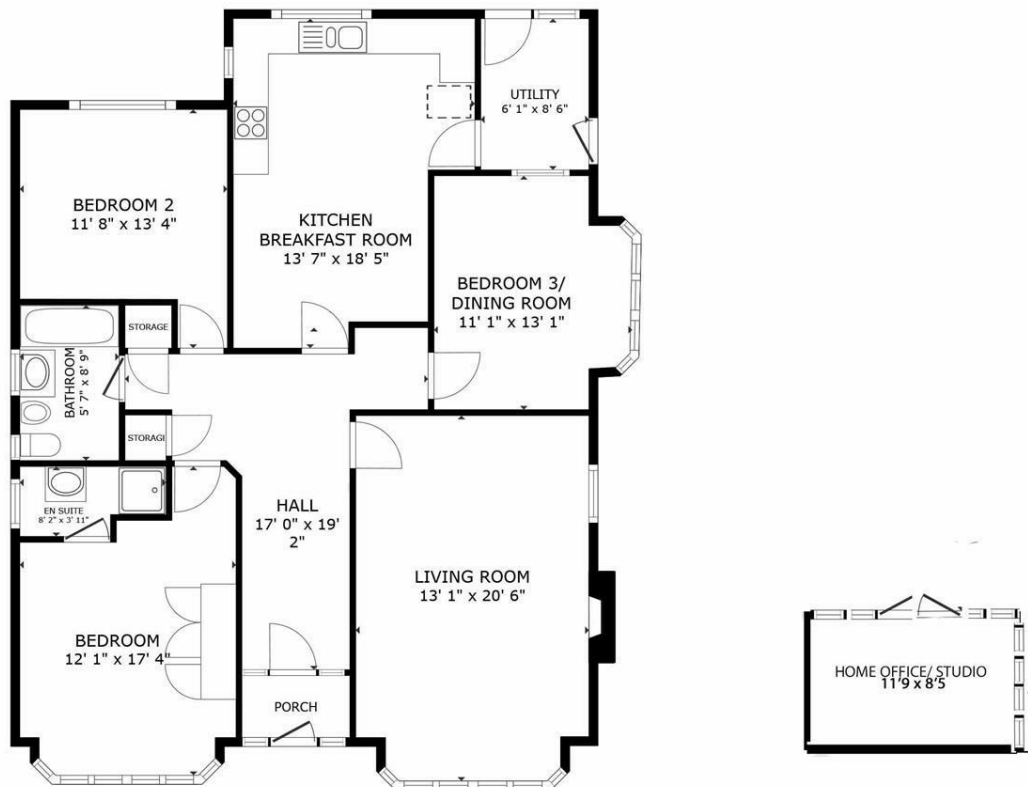


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 1,383 sq.ft.
TOTAL : 1,383 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		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		