



Clapton Close Stamford, PE9 2DD

This modern, well presented four bedroom detached family home is set in this quiet cul-de-sac position on this popular development to the north side of Stamford. Clapton Close is within walking distance of the town centre, close to schools and has easy access to the A1. The current owners have improved the property with the addition of a Utility Room and a partial conversion of the Double Garage to a Family Room/Home Office with bi-folding Doors to the rear Garden.

£600,000

Clapton Close

Stamford, PE9 2DD



- 4 bedroom Detached Family Home
- Large Kitchen Breakfast Room
- Private Rear Garden - Partially Converted Garage to Family Room/Home Office
- Well Presented Throughout
- 4 Double Bedrooms
- Single Garage - & Double Width Drive Parking for 2-4 Vehicles
- 4 Reception Rooms
- 2 Bathrooms
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

8'4" x 8'3" (2.54m x 2.51m)

Cloakroom

3'11" x 4'7" (1.19m x 1.40m)

Open Plan Dining Room

17'0" x 10'3" (5.18m x 3.12m)

Study

8'4" x 8'3" (2.54m x 2.51m)

Living Room

11'2" x 18'10" (3.40m x 5.74m)

Kitchen Breakfast Room

17'10" x 14'10" (5.44m x 4.52m)

Utility

5'2" x 11'11" (1.57m x 3.63m)

Landing

10'9" x 10'9" (3.28m x 3.28m)

Bedroom 1

12'6" x 14'7" (3.81m x 4.45m)

En Suite Shower Room

7'4" x 7'8" (2.24m x 2.34m)

Bedroom 2

11'1" x 11'0" (3.38m x 3.35m)

Jack & Jill Bathroom

7'0" x 7'11" (2.13m x 2.41m)

Bedroom 3

9'8" x 11'5" (2.95m x 3.48m)

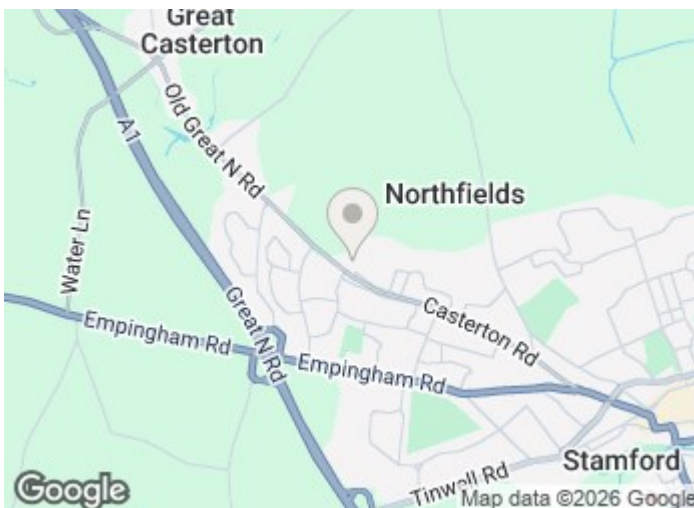
Bedroom 4

9'8" x 7'3" (2.95m x 2.21m)

Garden

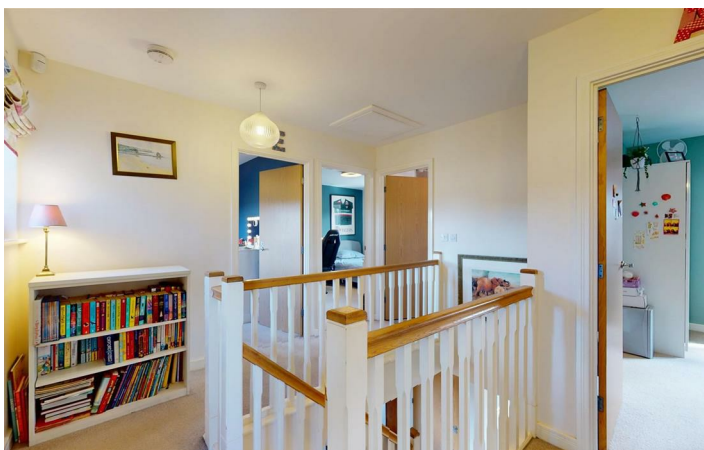
Family Room/Home Office

15'6" x 8'11" (4.72m x 2.72m)

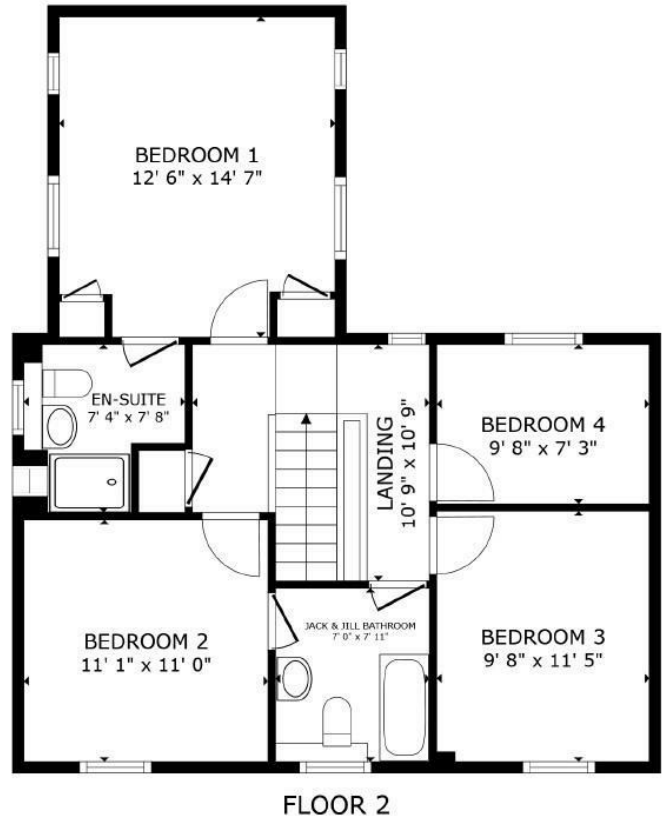
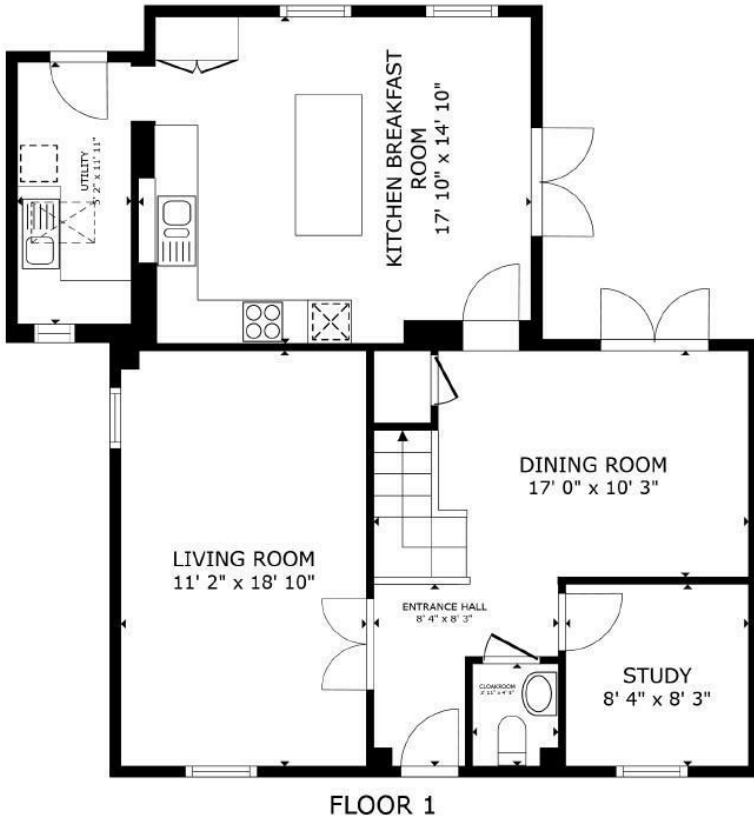


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 873 sq.ft. FLOOR 2 722 sq.ft.
 TOTAL : 1,594 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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	