



Kipling Close

Stamford, PE9 2GT

COMPLETELY REFURBISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT - this beautifully presented three-bedroom home enjoys a tucked-away position in a quiet cul-de-sac just off Empingham Road, close to Malcolm Sargent Primary School with excellent access to the A1. This beautifully presented link-detached home offers stylish family accommodation, garage and driveway parking, and excellent access to nearby schools, the A1 and Stamford town centre.

£1,500 PCM

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- Fully refurbished throughout
- Quiet cul-de-sac position off Empingham Road
- Link-detached home
- Two reception rooms
- Newly fitted kitchen & bathroom
- Ground floor cloakroom
- Single garage with internal access
- Driveway parking
- Enclosed rear garden
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

Entrance Hall

Living Room

14'4 x ,4 (4.37m x ,1.22m)

Dining Room

9'4 x 7'4 (2.84m x 2.24m)

Kitchen

9'4 x 8'2 (2.84m x 2.49m)

Cloakroom

First Floor Landing

Bedroom 1

12'8 x 9'1 (3.86m x 2.77m)

Bedroom 2

10'11 x 9'1 (3.33m x 2.77m)

Bedroom 3

7'11 x 6'5 (2.41m x 1.96m)

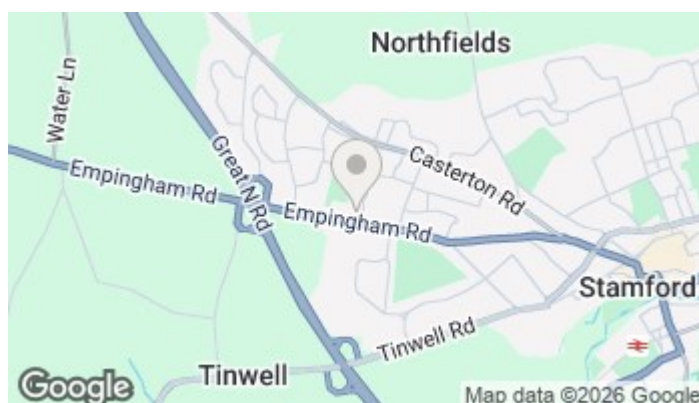
Family Bathroom

6'5 x 6'2 (1.96m x 1.88m)

Single Garage

Driveway Parking

Enclosed Rear Garden

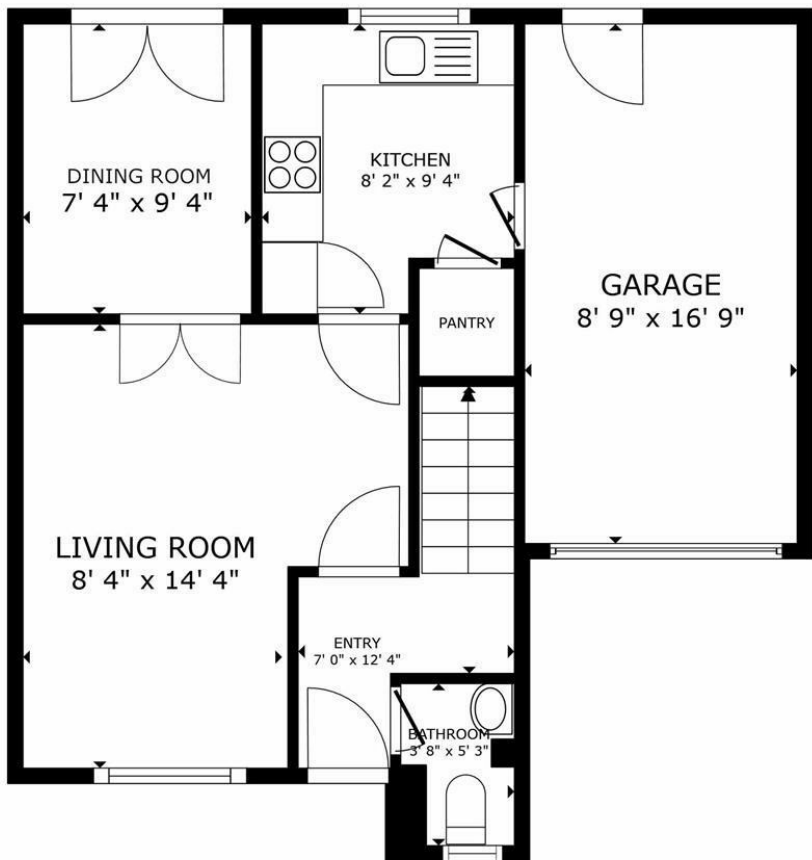


Directions

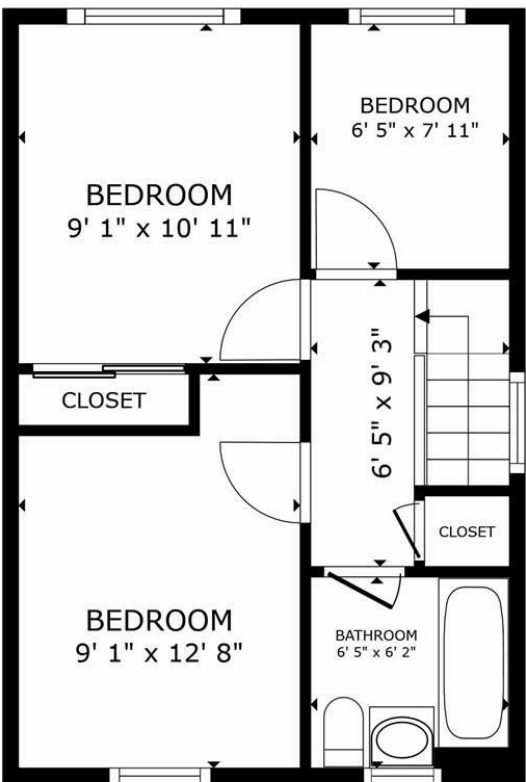
Please use the following postcode for Sat Nav guidance - PE9 2GT



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 394 sq.ft. FLOOR 2 379 sq.ft.
EXCLUDED AREAS : GARAGE 147 sq.ft.
TOTAL : 774 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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