



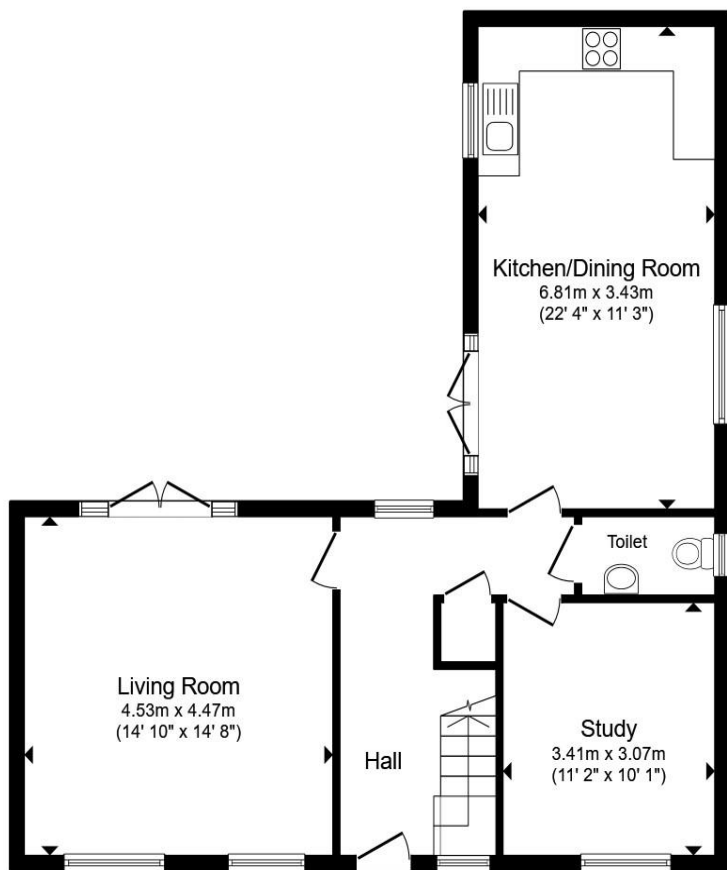
**Kingsdown Drive  
Stamford PE9 2WA**



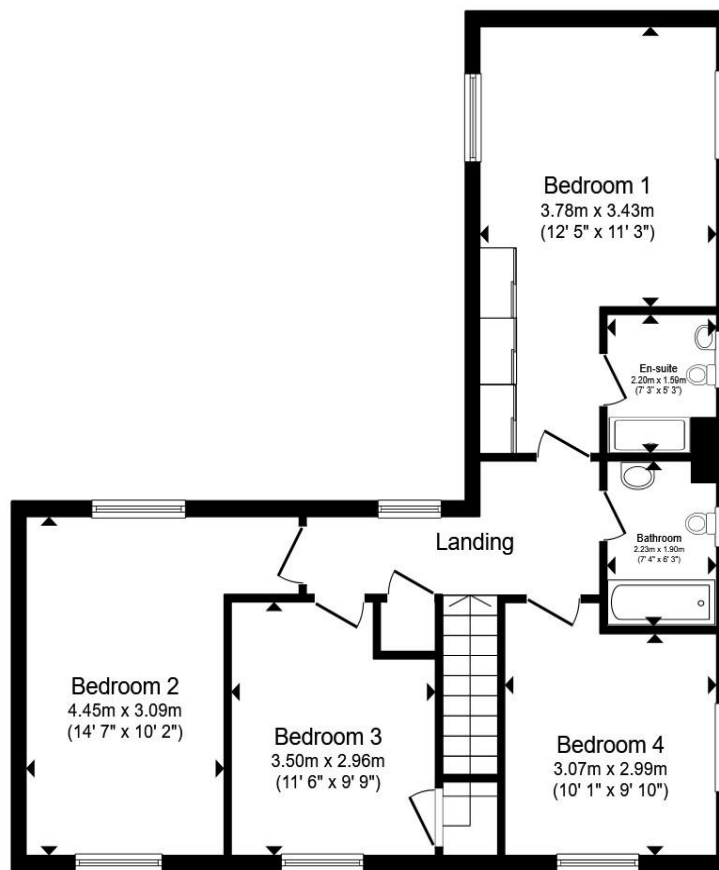
*Welcome to*  
**Kingsdown Drive**  
Stamford

An immaculately presented four-bedroom family home, positioned within a desirable modern development. Ideally located for highly regarded schools, commuter links including the A1, and easy access to the town centre, the development also enjoys attractive communal green spaces & children's play area.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

14' 11" x 14' 8" ( 4.55m x 4.47m )

**Dining Room/Study**

11' 2" x 10' 1" ( 3.40m x 3.07m )

**Kitchen Dining Room**

11' 3" x 22' 4" ( 3.43m x 6.81m )

**Cloakroom**

**Bedroom One**

11' 2" x 12' 5" ( 3.40m x 3.78m )

**En-Suite Shower Room**

5' 3" x 7' 3" ( 1.60m x 2.21m )

**Bedroom Two**

10' 2" x 14' 11" ( 3.10m x 4.55m )

**Bedroom Three**

11' 6" x 9' 9" ( 3.51m x 2.97m )

**Bedroom Four**

9' 10" x 10' 1" ( 3.00m x 3.07m )

**Bathroom**

6' 3" x 7' 4" ( 1.91m x 2.24m )

Total floor area 136.7 sq.m. (1,471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



# Welcome to Kingsdown Drive Stamford

- Detached four-bedroom home
- Sought after modern development
- Excellent access to local schooling
- Kitchen dining room
- Principal bedroom with en-suite
- Garage & driveway
- The Property Also Benefits From Solar Pannels & EV Charger

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

guide price  
**£535,000**

This spacious and stylish family residence offers versatile accommodation throughout and has been finished to a high standard.

The ground floor opens with a welcoming entrance hall leading to a bright dual-aspect living room with French doors that enhance the natural light and lead to the garden. A second reception room currently serves as a study but could equally function as a formal dining room or snug.

To the rear of the property is a contemporary open-plan kitchen and dining area with French doors opening directly onto the patio and garden, creating an ideal space for entertaining. The kitchen is fitted with a range of integrated appliances including a dishwasher, fridge freezer, washing machine, double oven, and gas hob. A convenient cloakroom and useful understairs storage cupboard complete the ground floor accommodation.

Upstairs, the generous principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. Three further well-proportioned bedrooms are served by a stylish family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property enjoys an attractive front garden laid to lawn with shrub and flower borders. To the rear is a private enclosed garden, mainly laid to lawn with patio seating areas ideal for outdoor dining and entertaining. The property also benefits from a detached garage and driveway with gated access, solar panels and EV charger.



Please note the marker reflects the  
postcode not the actual property

 **01780 765060**

 [mailroom@knightpartnership.com](mailto:mailroom@knightpartnership.com)

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 [knightpartnership.com](http://knightpartnership.com)

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**KNIGHT**  
PARTNERSHIP

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