



**Kingsdown Drive
Stamford PE9 2WA**

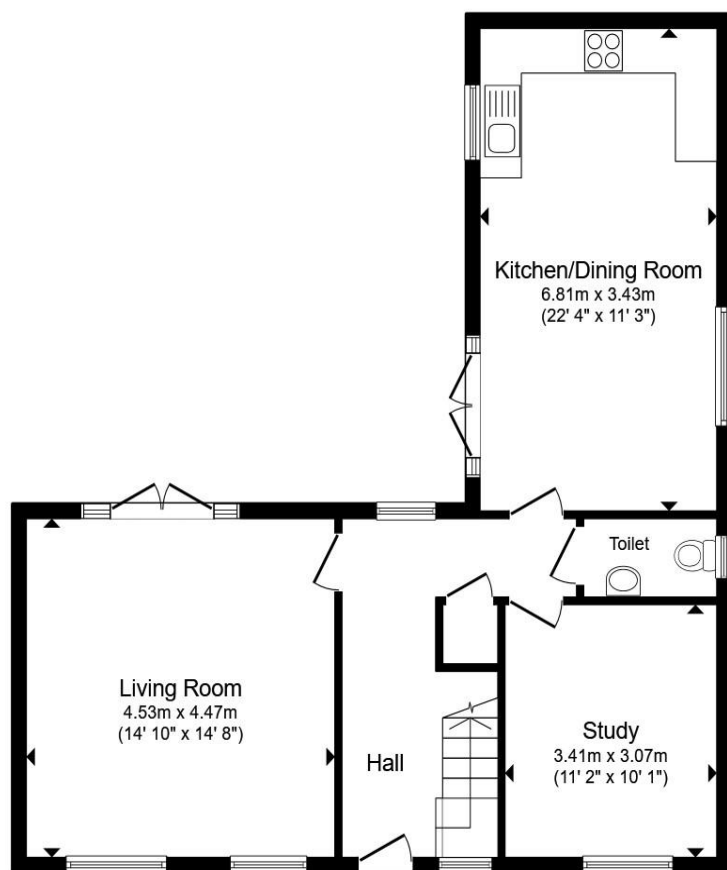


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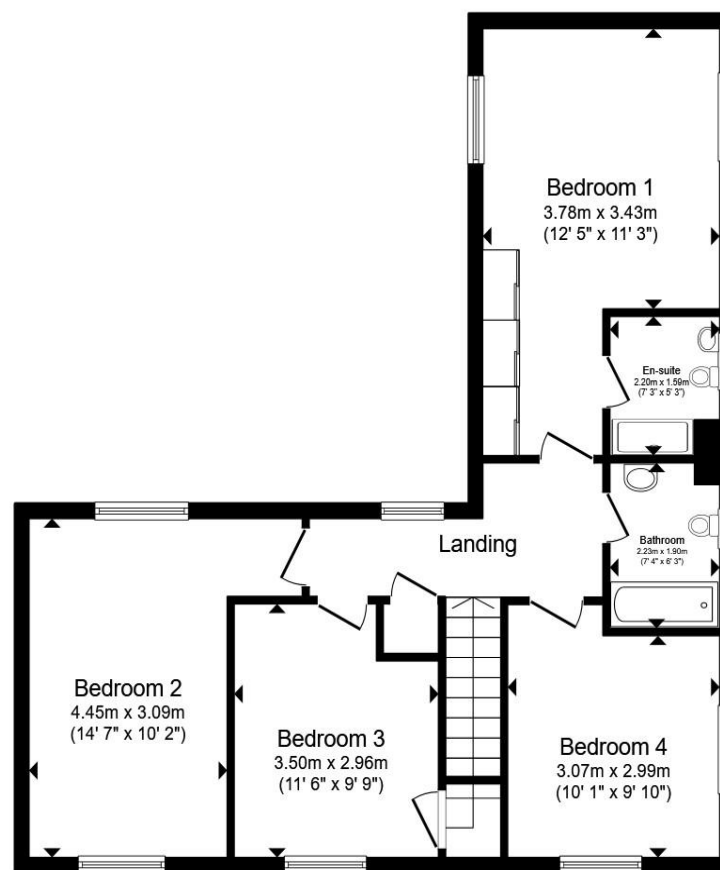
Welcome to
Kingsdown Drive
Stamford

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

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



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)

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

offers in excess of
£500,000



Please note the marker reflects the
postcode not the actual property

 **01780 765060**

 mailroom@knightpartnership.com

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

 **knightpartnership.com**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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