



10 Belvoir Close, Stamford, Rutland, PE9 2XY

Situated on a highly sought-after modern development, this impressive three-storey house offers the perfect blend of modern luxury, versatile living, and superb connectivity to Stamford town centre, local schools, and the A1.

Boasting generous living space, the ground floor is designed for contemporary family life, featuring a spacious living area, a modern kitchen breakfast room, utility and a further reception room. Flexible accommodation is arranged over the top two floors, offering five bedrooms—or a combination of bedrooms and dedicated home office space—along with a two ensuites and a family bathroom.

Externally, the property features an enclosed and low maintenance rear garden, a double garage and off-street parking for multiple vehicles. With scenic views overlooking a front green/play area, this home offers both a peaceful outlook and easy access to all that Stamford has to offer.

£2,400 PCM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		81	82
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Large Family Home
- Five Generous Bedrooms
- Utility and Downstairs W/C
- Double Garage and Driveway
- Deposit: £2769

- Popular Residential Area
- Two Ensuite Bathrooms
- Low Maintenance Rear Garden
- EPC - C Council Tax - E
- Holding deposit: £553



ACCOMMODATION:

Entrance Hallway

Living Room
6.55m x 3.35m (21'5" x 10'11")

Dining Room
4.11m x 3.35m (13'5" x 10'11")

Kitchen
4.72m x 3.78m (15'5" x 12'4")

Utility Room

Downstairs W/C

First Floor Landing

Bedroom One
5.89m x 3.38m (19'3" x 11'1")

Ensuite
2.9m x 1.63m (9'6" x 5'4")

Bedroom Two
4.42m x 3.38m (14'6" x 11'1")

Ensuite
3.38m x 1.17m (11'1" x 3'10")

Bedroom Three
4.75m x 2.82m (15'7" x 9'3")

Second Floor Landing

Bedroom Four
4.04m x 3.38m (13'3" x 11'1")

Bedroom Five
4.04m x 3.38m (13'3" x 11'1")

Bathroom

FLOOR PLAN:



Ground Floor



First Floor



Second Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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