



Kingsdown Drive,
Stamford, Lincolnshire, PE9 2WA

NEWTONFALLOWELL 

**Kingsdown Drive,
Stamford, Lincolnshire, PE9 2WA
£575,000 Freehold**

Gorgeous five bedroom detached family home tucked away in a quiet estate and off the main road. The property benefits from a light and airy living room, spacious kitchen/diner with utility, separate study/playroom, five double bedrooms, three bathrooms, integral double garage and an enclosed rear garden.

The property is arranged over two floors, entering via the spacious entrance hall which offers great flow downstairs connecting the living room, kitchen/diner, study and cloakroom. The study/playroom offers versatility and French doors. The kitchen/diner hosts an array of modern units, with integrated appliances and a separate utility room. Completing downstairs is the large living room with French doors which open out onto the garden. To the first floor, the landing connects five well balanced double bedrooms and the family three piece bathroom. Two of the larger bedrooms both benefit from their own three piece en-suites with walk-in showers.

Outside to the front is an inset footpath leading to the front door accompanied by a lawned garden with gate enclosure. The driveway offers off road parking for two vehicles and access to the double garage, which has been half converted into a further room. Gated access to the side of the property leads into the rear garden, which is fully enclosed and private, featuring a patio seating area and lawn.



Entrance Hall

21 x 6'11 narrowing to 5'11 (6.40m x 1.85m narrowing to 1.55m)

Cloakroom

5'4 x 2'9 (1.63m x 0.84m)

Living Room

17'2 x 16'3 narrowing to 12'9 (5.23m x 4.95m narrowing to 3.89m)

Snug

10'5 x 9'11 (3.18m x 3.02m)

Kitchen/Diner

18'7 x 12'7 narrowing to 7'10 (5.66m x 3.84m narrowing to 2.39m)

Utility Room

5'9 x 5'4 (1.75m x 1.63m)

Landing

15'7 x 6'7 (4.75m x 2.01m)

Bedroom One

14'9 x 12'5 (4.50m x 3.78m)

En-Suite

11'5 x 6'2 narrowing to 3'11 (3.48m x 1.88m narrowing to 1.19m)

Bedroom Two

12'6 x 11'5 (3.81m x 3.48m)

En-Suite

6'4 narrowing to 3'8 x 6'6 (1.93m narrowing to 1.12m x 1.98m)

Bedroom Three

11'2 x 8'9 (3.40m x 2.67m)

Bedroom Four

10'9 x 8'9 (3.28m x 2.67m)

Bedroom Five

9'3 x 12'2 narrowing to 9'9 (2.82m x 3.71m narrowing to 2.97m)

Bathroom

9'2 x 6'3 (2.79m x 1.91m)

Double Garage

16'6 x 15'11 (5.03m x 4.85m)

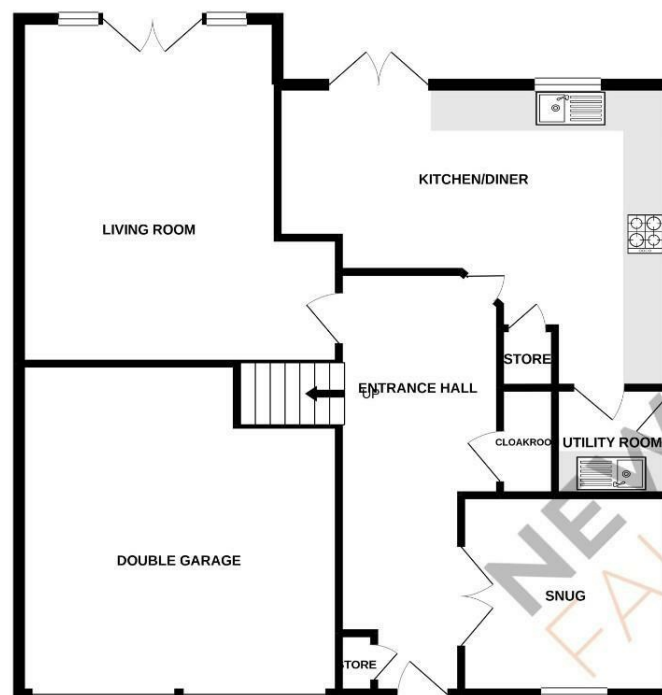


- Detached family home
- Five well-balanced double bedrooms
- Modern kitchen, with built-in appliances
- Light and airy living room
- Spacious entrance hall
- Bathroom and two en-suite shower rooms
- Private rear garden, with patio and lawn areas
- EPC Rating - B
- Double garage half converted
- Ample parking for several vehicles

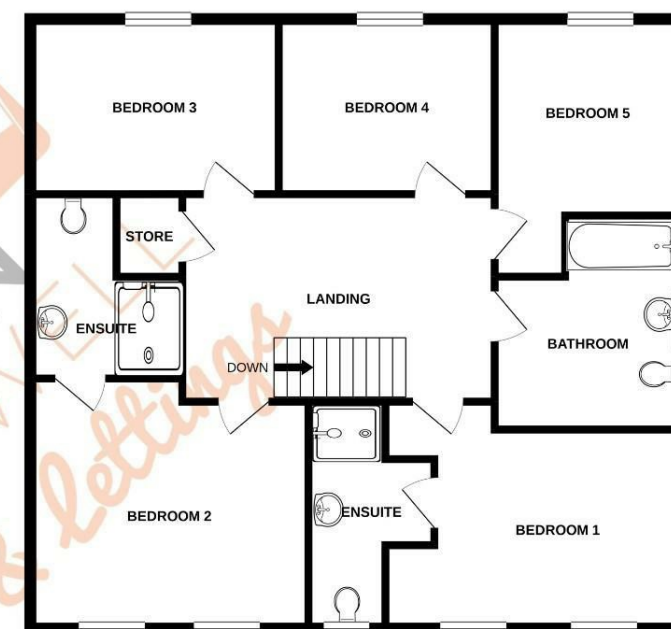


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 2008 sq.ft. (186.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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