



**Kingsdown Drive,**  
Stamford, Lincolnshire, PE9 2WA

**NEWTON**FALLOWELL 

**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 6'1 narrowing to 5'1 (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)

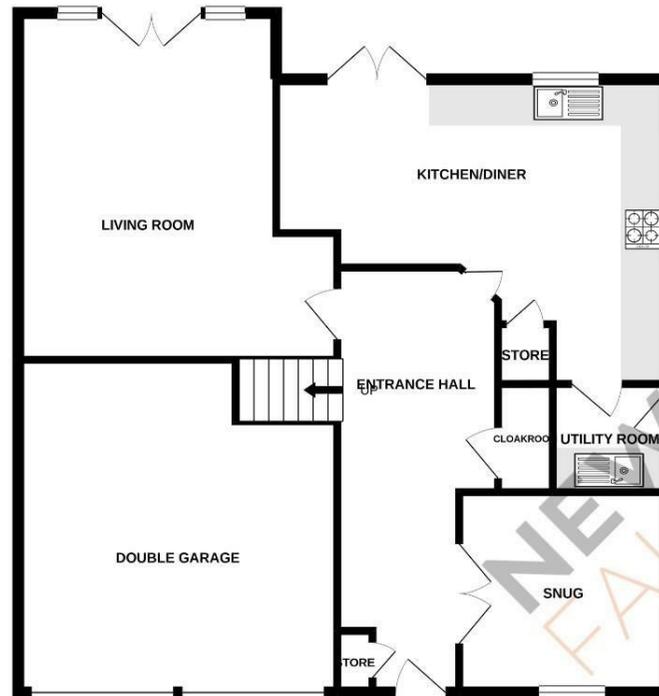


- Detached family home
- Five well-balanced double bedrooms
- Modern kitchen, with built-in appliances
- Light and airy living room
- Spacious entrance hall
- Bathroom and two en-suite shower rooms
- Private rear garden, with patio and lawn areas
- EPC Rating - B
- Double garage half converted
- Ample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

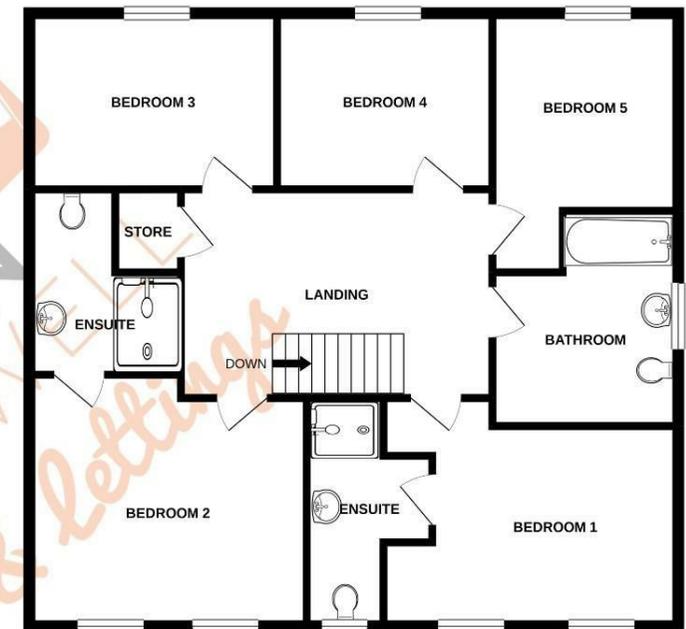


| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 93        |
| (81-91) B   | 85      |           |
| (69-80) C   |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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