



## 10 Belvoir Close, Stamford, Lincolnshire, PE9 2XY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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		81	82
(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	

This large family home is beautifully presented to a high standard throughout and viewing is highly recommended.

The accommodation offers an entrance hall, sitting room with double doors to the garden, dining room, WC, large breakfast kitchen with built in oven, hob, dishwasher and fridge freezer and utility room. To the first floor is the master bedroom with en-suite, bedroom two with en-suite and bedroom three, and on the top floor are bedrooms four and five along with the family bathroom.

To the rear is a fully landscaped rear garden which is paved for ease of maintenance, along with a double garage and driveway parking.

EPC Rating B. Council Tax Band E. Deposit £2076.92. Available 8th March. Sorry, no pets.

Please be advised these photos were taken in May 2018.

**£1,800 Per calendar month**

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
- Three bathrooms
- Landscaped rear garden
- Viewing a must
- No pets
- Five bedrooms
- Double garage
- Beautifully presented
- Deposit £2076
- Available 8th March

**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
6.55m x 3.35m (21'6 x 11)

**Dining Room**  
4.11m x 3.35m (13'6 x 11)

**Kitchen**  
4.72m x 3.78m (15'6 x 12'5)

**Utility Room**  
2.13m x 2.26m (7'0 x 7'5)

**Wc**

**Bedroom One**  
5.89m x 3.38m (19'4 x 11'1)

**Ensuite**  
2.90m 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)

**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:**

