



Kingsdown Drive,
Stamford, PE9 2WA

NEWTONFALLOWELL 

**Kingsdown Drive,
Stamford, PE9 2WA
£1,900 Per Calendar Month**

Set within this popular new development to the northern edge of Stamford off Empingham Road is this executive FOUR BEDROOM detached family home boasting THREE RECEPTION ROOMS and a generous kitchen fitted with a range of integrated appliances including two ovens. There is a private driveway for parking which meets the double garage and an enclosed rear garden with patio and lawn.

On entering the home, there is an entrance hallway with useful storage beneath, the ground floor WC and utility room have been combined allowing for more space within the kitchen. The kitchen is fitted with a wealth of units and hosts integrated appliances and a breakfast bar with bar stools. An open arch flows through to meet the dining / family area with french doors leading out to the garden and a door to the living room. There is a further reception room set to the front of the property which would be an ideal home office, formal dining room or family room. To the first floor, there are four double bedrooms, three with fitted wardrobes including the master which also features an ensuite shower room and there is a further family bathroom.

Outside the property there is a planted front garden with inset shrubs, a driveway to one side with double width parking for two cars and a double garage with twin up and over doors. To the rear of the property there is a mainly laid to lawn garden with two aptio areas, rear access door to the garage and gated access to the front.



Entrance Hall

15'8 x 6'4 (4.78m x 1.93m)

Ground floor WC / Utility Room

8'8 x 5'5 (2.64m x 1.65m)

Dining / Family Room

10 x 8'8 (3.05m x 2.64m)

Living Room

15'7 x 12'9 (4.75m x 3.89m)

Kitchen Breakfast Room

15'8 x 10'11 (4.78m x 3.33m)

Dining / Living Area

12'9 x 10'8 (3.89m x 3.25m)

First Floor Landing

10'4 x 6'3 (max) (3.15m x 1.91m (max))

Master Bedroom

15'4 x 10'9 (inc wardrobes) (4.67m x 3.28m (inc wardrobes))

En-suite Shower Room

7'5 x 5 (2.26m x 1.52m)

Bedroom Two

13'6 x 11 (to wardrobe front) (4.11m x 3.35m (to wardrobe front))

Bedroom Three

13'1 x 10'11 (to wardrobe front) (3.99m x 3.33m (to wardrobe front))

Bedroom Four

12'6 x 8'4 (3.81m x 2.54m)

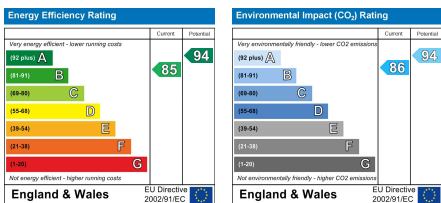
Family Bathroom

9 x 6'6 (2.74m x 1.98m)

Outside

Enclosed rear garden, driveway parking and a double garage.



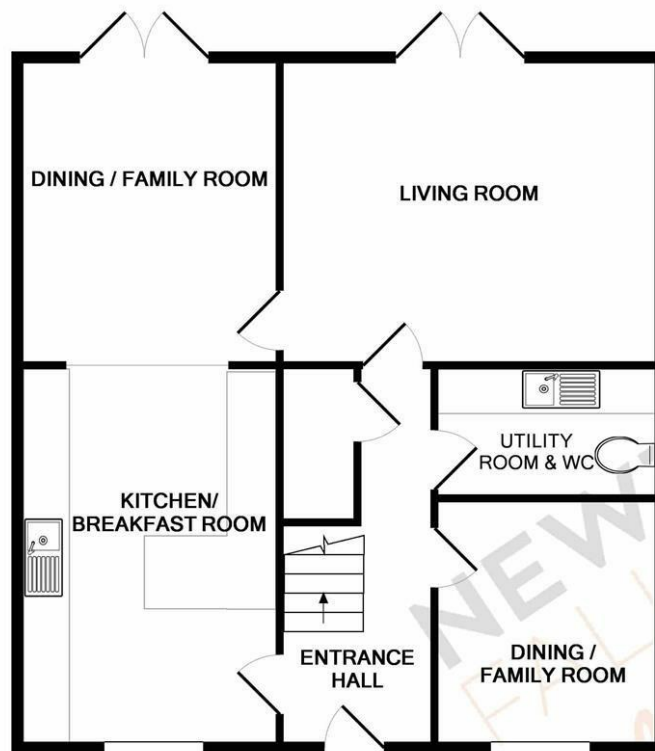


AGENTS NOTE – DRAFT PARTICULARS:

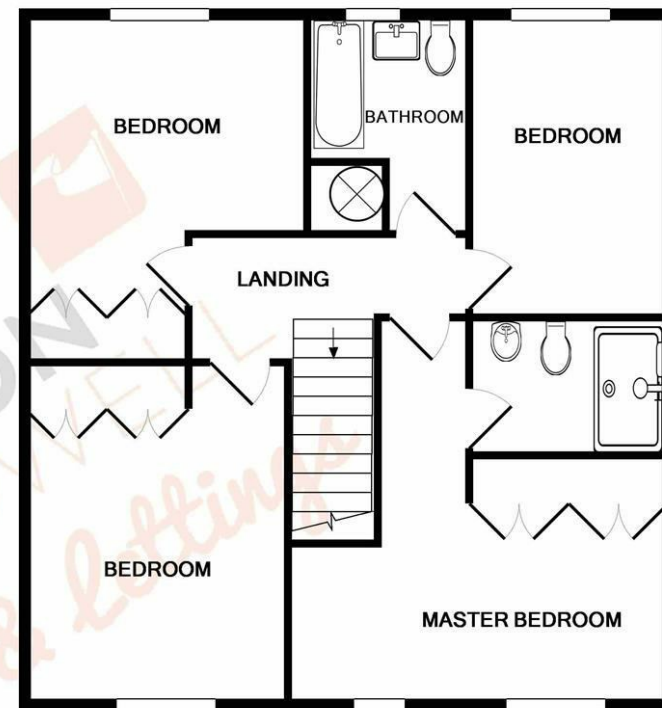
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GROUND FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1487 SQ.FT. (138.1 SQ.M.)

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