

32 Uffington Road, Barnack, Stamford, PE9 3DU

| 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 | | | |
| 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 | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

This extended mid terrace home is situated in the popular village of Barnack just a short drive from Stamford. There is a superb family room that leads to the rear garden and also comes with lantern style roof.

The accommodation comprises of an entrance hall, sitting room, dining room, conservatory, kitchen and wc. To the first floor are three bedrooms and a family bathroom.

To the front of the property off street parking for two cars and to the rear is a patio and lawn garden.

£1,200 PCM

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.

- Mid terrace home
- Three bedrooms
- Family bathroom
- EPC- E
- Council tax band B

- Popular village location
- Three reception rooms
- Off road parking
- Deposit £1,384, Holding Deposit - £276.92
- Available August 2024



ACCOMMODATION:

Entrance hall

Sitting room
5.16m x 3.91m (16'11 x 12'10)

Family Room
4.01m x 3.51m (13'2 x 11'6)

Dining Room
3.02m x 3.02m (9'11 x 9'11)

Kitchen
4.06m x 3.99m (13'4 x 13'1)

WC

Bedroom One
4.95m x 2.64m (16'3 x 8'8)

Bedroom Two
3.20m x 3.02m (10'6 x 9'11)

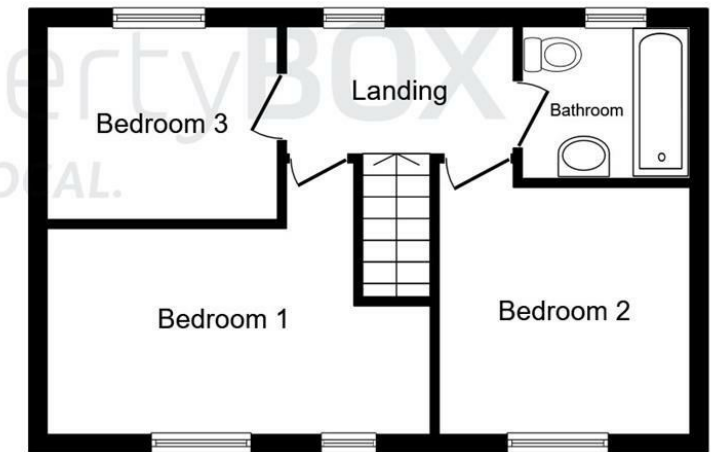
Bedroom Three
3.02m x 2.44m (9'11 x 8'0)

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.