



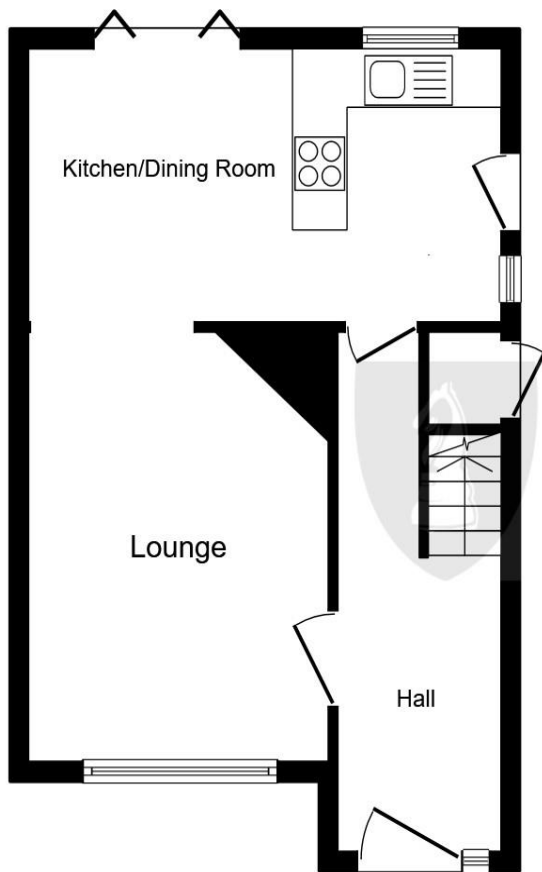
Burns Road
Stamford PE9 2XD



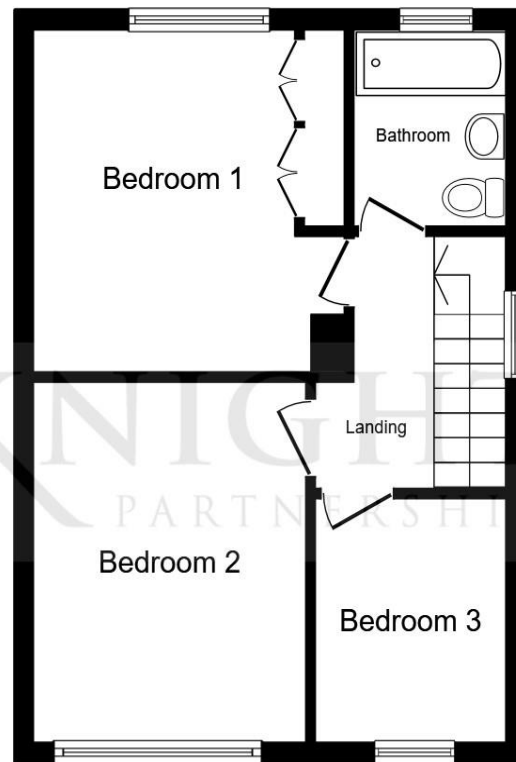
Welcome to Burns Road

Situated in a quiet road within a popular area in the town, and close to local schooling and amenities is this immaculate three bedroom semi-detached home.

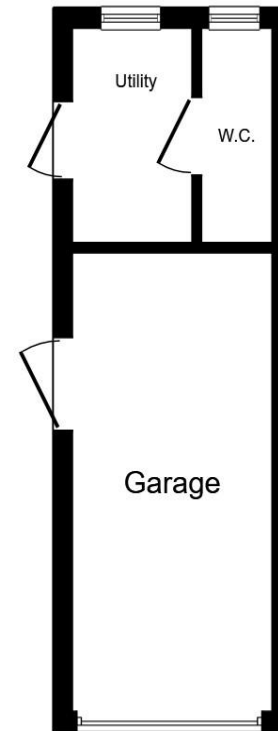




Ground Floor



First Floor



Outbuilding

Entrance Hall

Cloakroom

Lounge

11' x 14' 6" (3.35m x 4.42m)

Kitchen Dining Room

17' 4" x 9' 2" (5.28m x 2.79m)

Utility Room

7' 3" x 4' 7" (2.21m x 1.40m)

Bedroom One

11' 2" x 12' (3.40m x 3.66m)

Bedroom Two

10' x 11' 10" (3.05m x 3.61m)

Bedroom Three

7' x 8' 3" (2.13m x 2.51m)

Bathroom

5' 11" x 6' 10" (1.80m x 2.08m)

Garage

16' 5" x 8' 3" (5.00m x 2.51m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Burns Road

- Much Improved Family Home
- Open Plan Living Space
- Kitchen Dining Room
- Garage & Driveway
- Convenient To Local Schooling & Amenities

Tenure: Freehold EPC Rating: E

£340,000

Much improved by the current owners and reconfigured to create a modern layout offering accommodation comprising: Spacious Entrance Hall with door through to the lounge with feature fireplace, there is an opening through to the kitchen diner. The kitchen benefits from integrated appliances including oven and hob, microwave, dishwasher and there is space for a fridge freezer and washing machine. The dining area benefits from French doors/ bi-fold doors opening onto the patio. Upstairs there are three bedrooms with the main bedroom benefiting from built in wardrobes, and the smaller of the two further bedrooms currently set up as a dressing room. The family bathroom has been refitted with a three price suite including a shower over the bath.

The garage has been extended to offer a utility room and WC.

The property lies behind a generous driveway and front garden, the garage is currently configured as a workshop, there is gated access to the rear garden landscaped to offer a patio, lawn, raised beds and shrub borders.



Please note the marker reflects the postcode not the actual property

 01780 765060

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

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PARTNERSHIP

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