



Woodside

Barnack Road, Stamford, PE9 2NZ

Price Guide £549,950

Richardson

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Welcome to this spacious home located within easy walking distance of Stamford town centre and all the amenities it has to offer. With the benefit of easy access into Burghley park for lovely walks, with views to the front of a spinney within the park and the roof line of Stamford to the rear. Forming part of a row of only 4 town houses, the property is superbly presented, maintained and updated to a high standard with gas central heating, double glazing and kitchen diner with built in appliances. The living room has a twin set of doors opening to the enclosed partly walled garden. To the first floor the master bedroom has built in wardrobes and ensuite shower room, 2 further double bedrooms, one currently used as an office, and family bathroom. To the top floor is a further lovely sized double bedroom with built in wardrobes. To the rear is an easily maintained partly walled garden with gated access to a detached single garage with parking to the front.

Reception hall

Cloakroom

Kitchen diner

14'11" x 11'5" (4.55m x 3.48m)

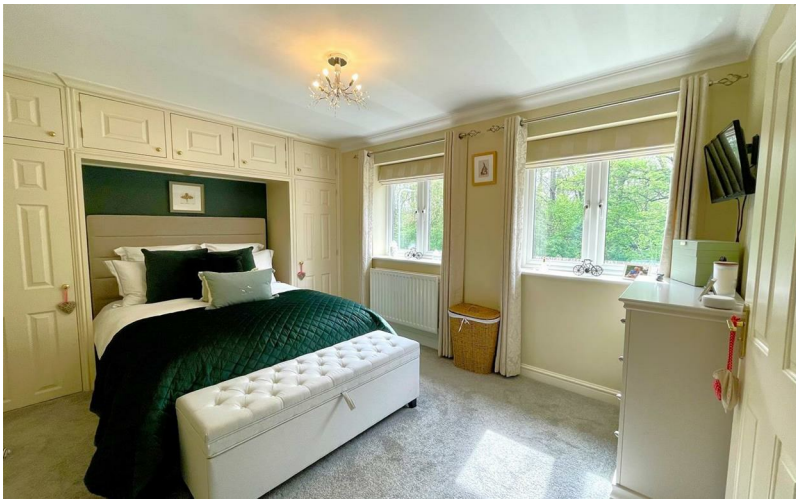
Living room

18'9" x 11'8" (5.72m x 3.56m)

First floor landing

Two landing area





Master bedroom
15'5" x 10'9" (4.7m x 3.3m)

Ensuite shower room

Bedroom
13'1" x 12'0" (4.01m x 3.66m)

Bedroom
11'3" x 9'4" (3.45m x 2.87m)

Family bathroom
7'6" x 5'8" (2.29m x 1.73m)

Top floor bedroom
18'9" max x 16'2" max (5.72m max x 4.93m max)



External details

Hedging to the front with a pathway to front door. Shared driveway to the side of the property leading to the rear, with a detached single garage with eve storage, up and over door and parking to the front.

Services

Mains gas, electric, drainage and sewerage are available at the property.

Communication

According to Ofcom:
Mobile coverage is likely with EE, Three, O2 and Vodafone
Ultrafast Broadband is available



Council Tax

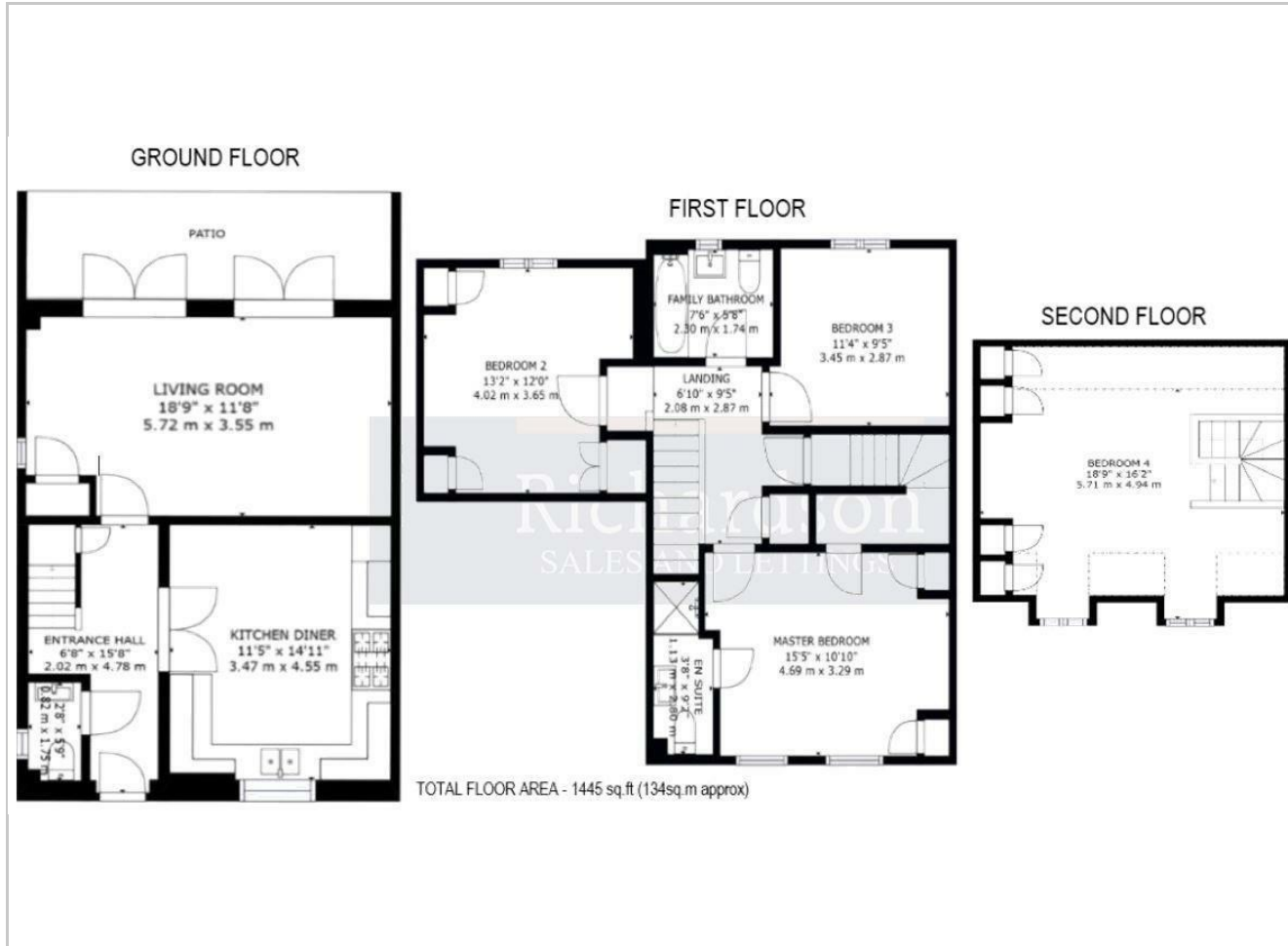
South Kesteven District Council Tax Band D

Viewing

Telephone appointment Richardson
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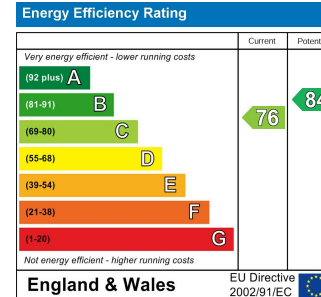
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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