



Burns Road

Stamford, PE9 2XD

Offers Over £340,000

Richardson

Burns Road

Stamford, PE9 2XD

Located in the established and popular "Scottish Estate" of Stamford with local Post Office close at hand along with Malcolm Sargent & St Gilberts Schools, this extended semi detached home offers well proportioned accommodation over two floors. An entrance porch opens to the hallway, the lounge features a log burning stove, an opening leads into the dining room with French doors into the conservatory. The extended kitchen, with the cloakroom, is across the rear of the property, which has a range of built in appliances and links the dining room and hallway giving a great flow around the property. To the first floor there is a refitted bathroom and 3 good size bedrooms, one having built in wardrobes. Externally there is a block paved driveway giving off road parking for two vehicles and a single garage with personal door to the enclosed rear garden with patio and lawns with stocked beds, and a westerly aspect. The property also benefits from replacement double glazing and gas central heating.

Entrance porch

Entrance hall

Lounge area

14'6" x 11'0" (4.43m x 3.37m)

Dining area

8'9" x 8'2" (2.67m x 2.51m)

Conservatory

11'5" x 7'10" (3.49m x 2.4m)





Kitchen
14'3" x 11'11" (4.35m x 3.64m)

Cloakroom

First floor landing

Bedroom
12'8" x 10'9" (3.87m x 3.3m)

Bedroom
11'3" x 9'5" (3.43m x 2.89m)

Bedroom
8'2" x 7'1" (2.5m x 2.18m)

Bathroom

External details

Block paved front providing off road parking for two cars and leading to garage 4.04m x 3.43m. The front has dwarf wall and hedging. Gated side access to the rear with a westerly aspect with block edged lawns, patio areas and flower beds. Enclosed by fencing giving a good degree of privacy.

Services

All mains services with gas central heating

Tenure

Freehold

Council Tax

South Kesteven District Council Tax Band C

Communications

According to Ofcom: Ultrafast Broadband is available

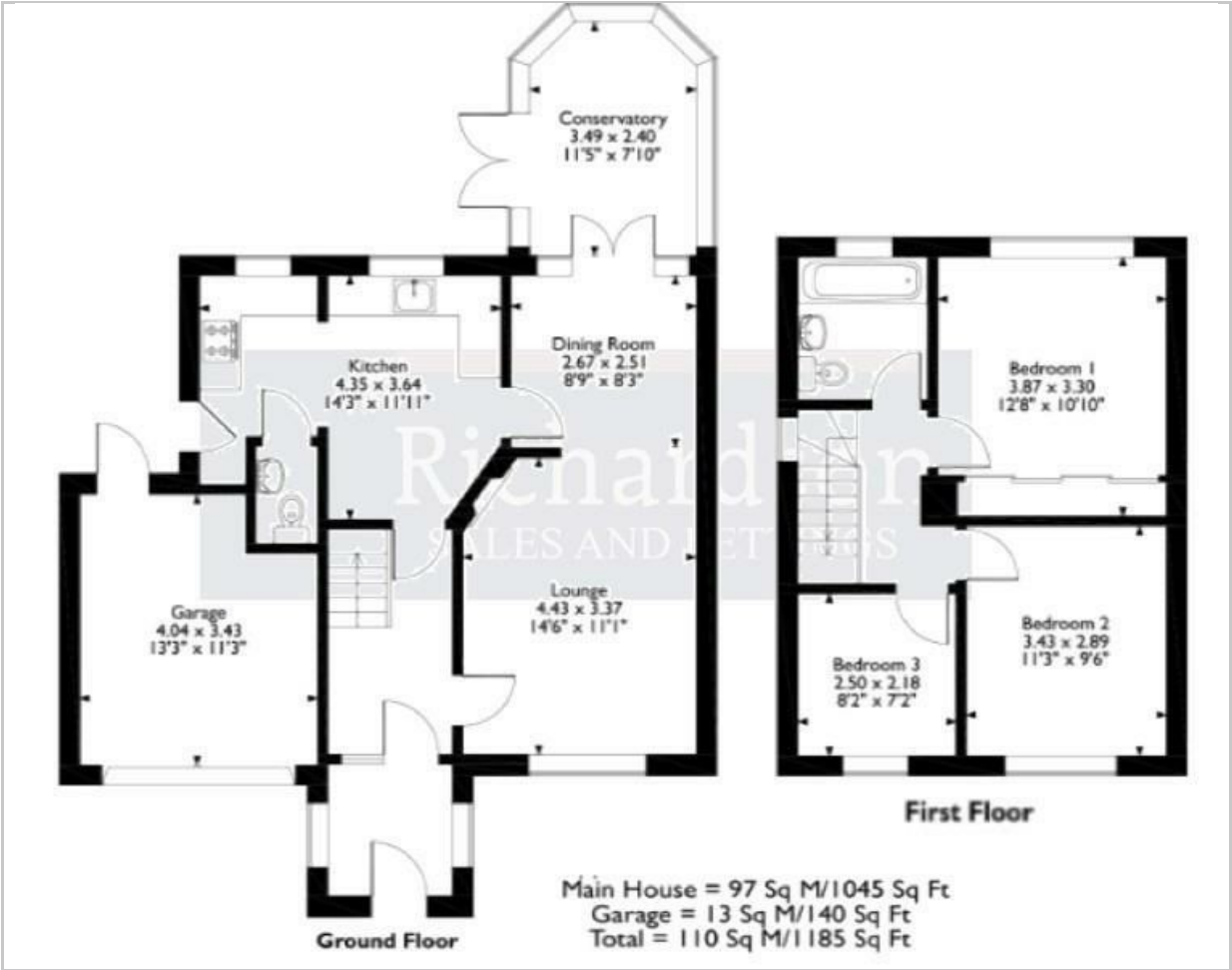
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Viewings

Telephone appointment with Richardson.
post@richardsonsurveyors.co.uk



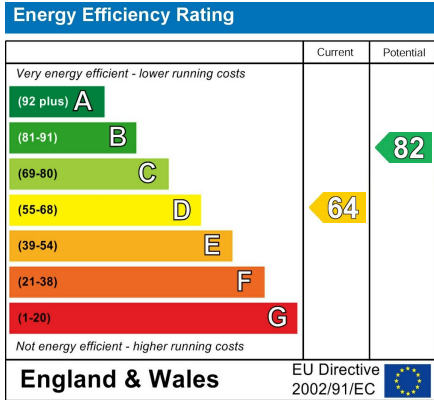
Floor Plan



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

www.richardsonsurveyors.co.uk

01780 762433