



12 STAMFORD LANE  
WARMINGTON, PE8 6TW

£650,000  
FREEHOLD

A superbly appointed and extended, family house with garden, garage and parking, set within a popular village with good access to Oundle and Peterborough.

**Woodford & Co.**  
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Total Approx Gross Internal Floor Area = 235 Sq/m - 2529 Sq/ft  
 FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE - REF = 8593174 - ©www.homeplansepcc.co.uk 2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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