

Fir Road

Stamford, PE9 2FD

Substantially extended 3 Bedroom Semi Detached house, set in a quiet cul-de-sac location, within walking distance of Malcolm Sargent Primary School. The property is also well placed for the Town Centre as well as the many amenities Stamford has to offer. The property has been much improved by the current owners in recent years, including a garage conversion, which has created a lovely family home.

Asking Price £369,950

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- Extended 3 Bedroom Semi Detached House
- Kitchen
- Off Road Parking for 3 Vehicles
- Generous Accommodation Throughout
- Master Bedroom with En Suite
- Enclosed Rear Garden
- 3 Reception Rooms
- Family Bathroom
- Please Refer to Attached KFB For Material Information Disclosures

Porch

Kitchen

14'9" x 8'5" (4.50m x 2.57m)

Living Room

12'0" x 13'3" (3.66m x 4.04m)

Dining/Family Room

15'1" x 9'0" (4.60m x 2.74m)

Office/Bedroom/Reception Room

12'10" max x 16'11" (3.91m max x 5.16m)

Cloakroom

3'3" x 5'7" (0.99m x 1.70m)

Landing

6'8" x 8'2" (2.03m x 2.49m)

Bedroom 1

12'7" x 16'1" (3.84m x 4.90m)

En Suite Shower Room

12'7" x 5'6" (3.84m x 1.68m)

Bedroom 2

14'11" max x 10'7" (4.55m max x 3.23m)

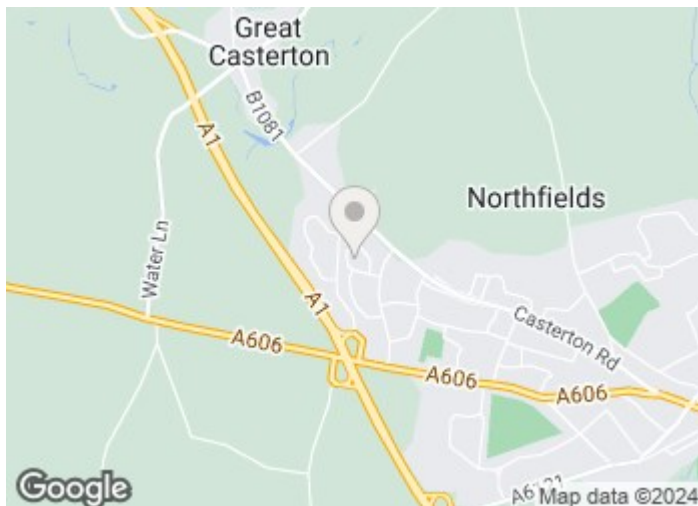
Bedroom 3

8'1" x 8'8" (2.46m x 2.64m)

Family Bathroom

6'6" x 5'6" (1.98m x 1.68m)

Storage

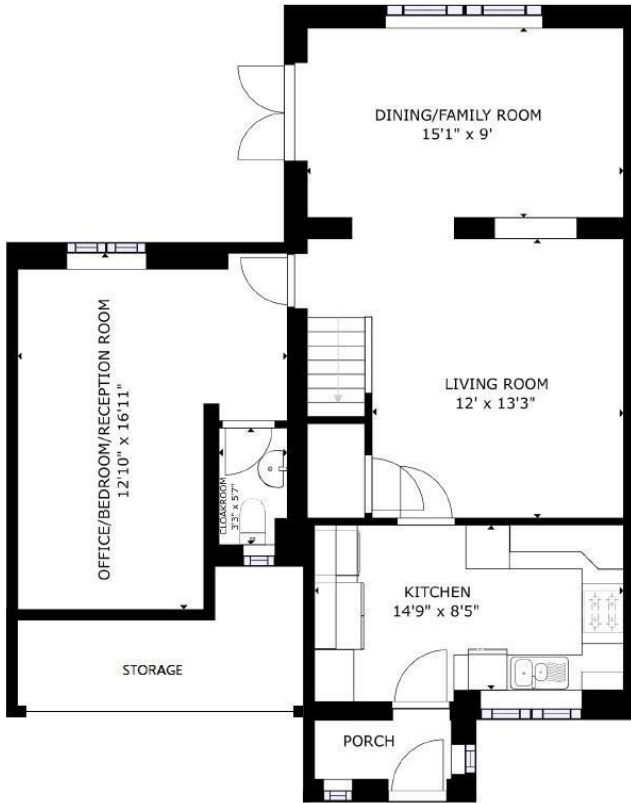


Directions

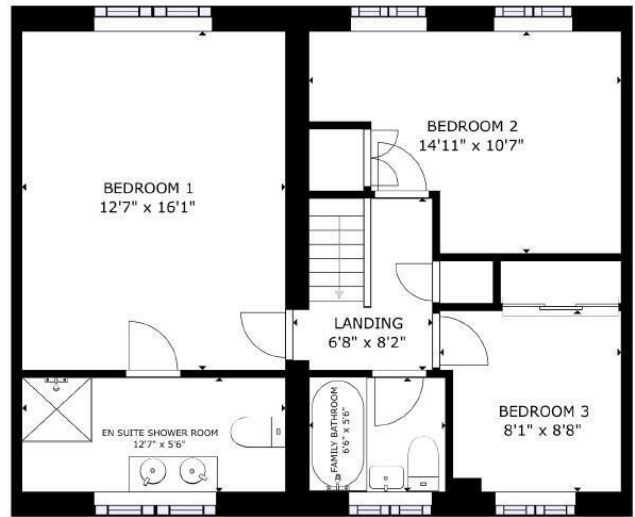
Please use the following postcode for Sat Nav guidance - PE9 2FD



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 697 sq ft, FLOOR 2: 625 sq ft
 EXCLUDED AREA: PORCH: 18 sq ft
 TOTAL: 1322 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	