



Arran Road Stamford, PE9 2XT

This substantially extended 3/4 bedroom semi detached family home is set on the popular Scottish estate, close to Malcolm Sargent primary school and is conveniently placed for Stamford's Town Centre and fast commuting via The A1.

Offers Over £350,000

Arran Road

Stamford, PE9 2XT



- Extended 3/4 Bedroom Semi Detached Home
- 3 Reception Rooms
- Close to Malcolm Sargent Primary School
- Popular Residential Area
- Kitchen
- Low Maintenance Gardens
- Well Presented Throughout
- Large Master Bedroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

7'2" x 3'5" (2.18m x 1.04m)

Kitchen

15'0" x 11'11" max (4.57m x 3.63m max)

Snug

8'4" x 11'8" (2.54m x 3.56m)

Dining Room

8'4" x 14'8" (2.54m x 4.47m)

Study/Bedroom 4

10'11" max x 11'8" max (3.33m max x 3.56m max)

Shower Room

4'9" x 4'10" (1.45m x 1.47m)

Family Room

15'0" x 13'2" (4.57m x 4.01m)

Living Room

12'10" x 12'11" (3.91m x 3.94m)

Landing

6'1" x 16'1" (1.85m x 4.90m)

Bedroom 1

12'7" x 16'2" (3.84m x 4.93m)

Bedroom 2

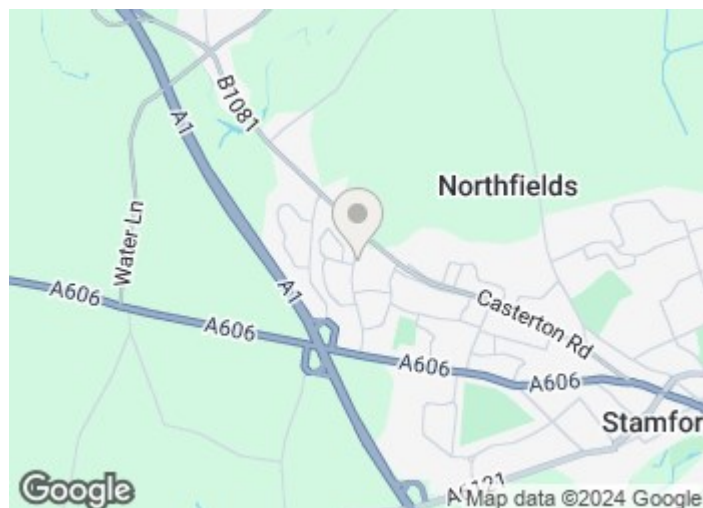
7'11" x 11'10" (2.41m x 3.61m)

Bedroom 3

8'7" x 9'9" (2.62m x 2.97m)

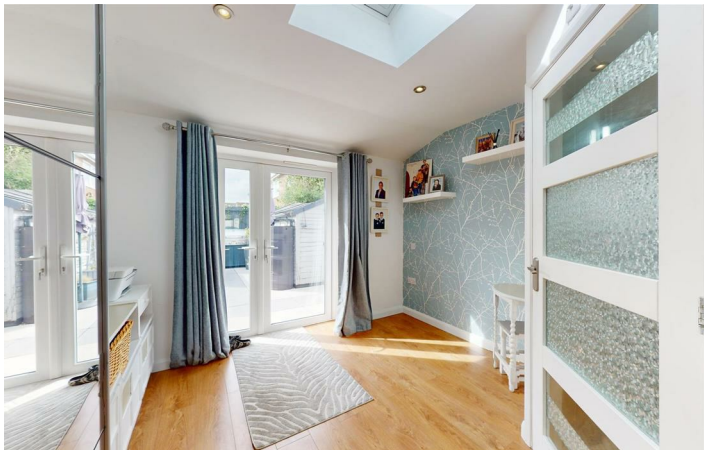
Family Bathroom

6'9" x 5'6" (2.06m x 1.68m)



Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 938 sq ft, FLOOR 2: 548 sq ft
 TOTAL: 1486 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		75	84
(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	