



## Woodside

Stamford, PE9 2NZ

Located on the southside of Stamford, set close to the Town centre and overlooking the grounds of Burghley Park is this beautifully presented 4 bedroom town house. The property has been much improved by the previous owners and offers spacious, versatile accommodation throughout. NO UPWARD CHAIN

£475,000

# Woodside

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- Beautifully Presented 4 Bedroom Town House
- Open Plan Kitchen/Living/Dining Room
- En Suite to Master Bedroom & Separate Family Bathroom
- No Chain
- Close to Town Centre
- Lounge & Conservatory
- Walled Garden, Single Garage & Electric Car Charging Point
- Overlooking Burghley Park
- 4 Double Bedrooms
- Please refer to attached Material Information for Buyers disclosures

## Entrance Hall

6'10" x 15'10" (2.10m x 4.83m)

## Cloakroom

## Lounge

9'1" x 12'5" (2.77m x 3.80)

## Kitchen

11'8" x 15'2" (3.57m x 4.64m)

## Living/Dining Room

9'6" x 12'9" (2.90m x 3.91m)

## Conservatory

7'11" x 11'2" (2.43m x 3.42m)

## Landing

## Master Bedroom

13'3" x 12'2" (4.05m x 3.73)

## En Suite Shower Room

## Bedroom

11'7" x 11'1" (3.54m x 3.38m)

## Bedroom

11'7" x 9'7" (3.54m x 2.93m)

## Family Bathroom

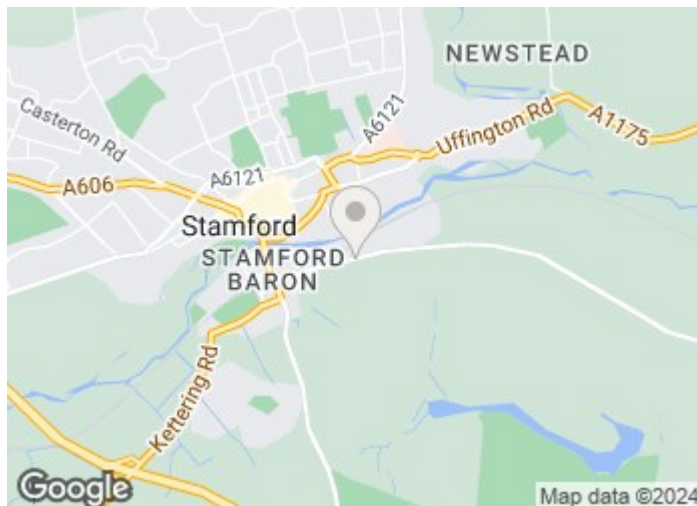
## Second Floor

## Bedroom/Reception Room

18'10" x 19'2" (5.75m x 5.85m)

## Walled Garden

## Single Garage



## Directions

Please use postcode PE9 2NZ for Sat Nav assistance.



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 652 sq ft, 60.53 m<sup>2</sup>; FLOOR 2: 722 sq ft, 67.06 m<sup>2</sup>; FLOOR 3: 275 sq ft, 25.52 m<sup>2</sup>  
 REDUCED HEADROOM: 65 sq ft, 6.17 m<sup>2</sup>  
 TOTAL: 1649 sq ft, 153.11 m<sup>2</sup>  
 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) <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			
		78	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	