



Barrowfield Drive

Stamford, PE9 3DB

Situated overlooking a green in the heart of this very popular development is this extremely well presented 3 Bedroom Town House, that offers good sized bedrooms, including a top floor Master Suite with En Suite Shower Room and fitted wardrobes. The property also benefits from a well appointed Kitchen/Breakfast Room and a large Living Room. The property is ideally located within walking distance of local schools, a pub, post office and local shops and really should be viewed to appreciate the generous accommodation on offer.

£319,995

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Stamford, PE9 3DB



- 3 Bedroom Town House
- Living Room
- Rear Garden
- Extremely Well Presented
- 3 Double Bedrooms
- 2 Allocated off Road Parking Spaces
- Kitchen Diner
- 2 Bathrooms
- Please refer to attached Material Information (KFT) below for material disclosures

Entrance Hall

6'9" x 15'1" (2.06m x 4.60m)

Kitchen Diner

9'0" x 11'5" (2.74m x 3.48m)

Living Room

15'7" x 11'8" (4.75m x 3.56m)

Cloakroom

6'3" x 3'5" (1.91m x 1.04m)

First Floor Landing

3'7" x 11'1" (1.09m x 3.38m)

Bedroom 2

15'7" x 10'11" (4.75m x 3.33m)

Bedroom 3

8'5" x 9'5" (2.57m x 2.87m)

Family Bathroom

8'5" x 9'5" (2.57m x 2.87m)

Second Floor

Bedroom 1

12'4" x 16'11" (3.76m x 5.16m)

En Suite

4'6" x 7'4" (1.37m x 2.24m)

2 Allocated Parking Spaces



Directions

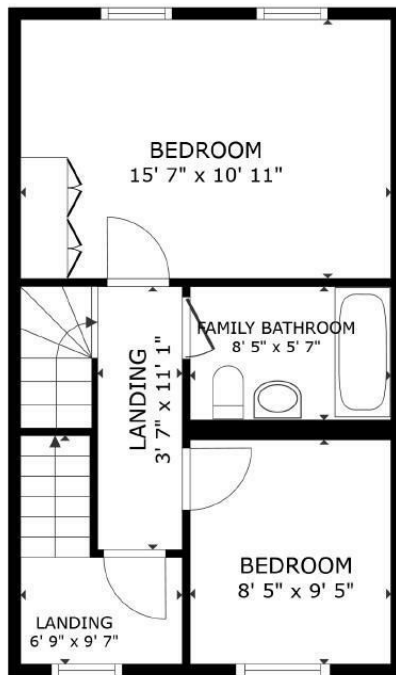
Please use postcode PE9 3DB for Sat Nav assistance.



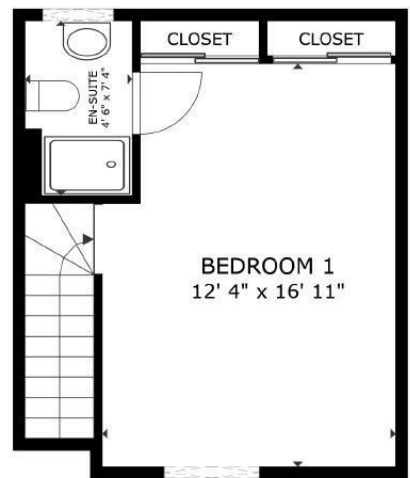
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 422 sq.ft. FLOOR 2 422 sq.ft. FLOOR 3 288 sq.ft.
 TOTAL : 1,131 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			94
(81-91) B		86	
(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	