

Brooke Avenue Stamford, PE9 2RU

Situated in this highly sought after area, sits this extended 4 Bedroom Semi-Detached Family Home, which is well presented throughout and offers flexible accommodation to suit any families needs. The property also benefits from a purpose built Home Office/Gym in the rear garden. The property is also well located close to local shops, Malcolm Sargent Primary School and offers easy access to the A1 and Stamford's Tow Centre.

£395,000

Brooke Avenue

Stamford, PE9 2RU



- Highly Sought After Residential Area
- 3 Reception Rooms
- Landscaped Garden with Home Office/Gym
- 4 Bedroom Semi Detached House
- Kitchen Breakfast Room
- Off Road Parking for 3 Vehicles & EV Charging Point
- Well Presented Throughout
- En Suite to Main Bedroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

5'11" x 14'7" (1.80m x 4.45m)

Lounge

10'9" x 16'2" (3.28m x 4.93m)

Dining Room

8'7" x 10'0" (2.62m x 3.05m)

Study/Family Room

7'11" x 15'5" (2.41m x 4.70m)

Kitchen Breakfast Room

14'3" x 9'2" (4.34m x 2.79m)

Rear Hall

3'4" x 5'7" (1.02m x 1.70m)

Cloakroom

3'4" x 3'6" (1.02m x 1.07m)

Landing

6'11" x 8'0" (2.11m x 2.44m)

Bedroom 1

7'8" x 17'4" (2.34m x 5.28m)

En Suite

7'10" x 6'1" (2.39m x 1.85m)

Bedroom 2

10'8" x 16'6" (3.25m x 5.03m)

Bedroom 3

9'10" x 11'6" (3.00m x 3.51m)

Bedroom 4

6'11" x 8'3" (2.11m x 2.51m)

Family Bathroom

5'9" x 6'10" (1.75m x 2.08m)

Home Office/Gym

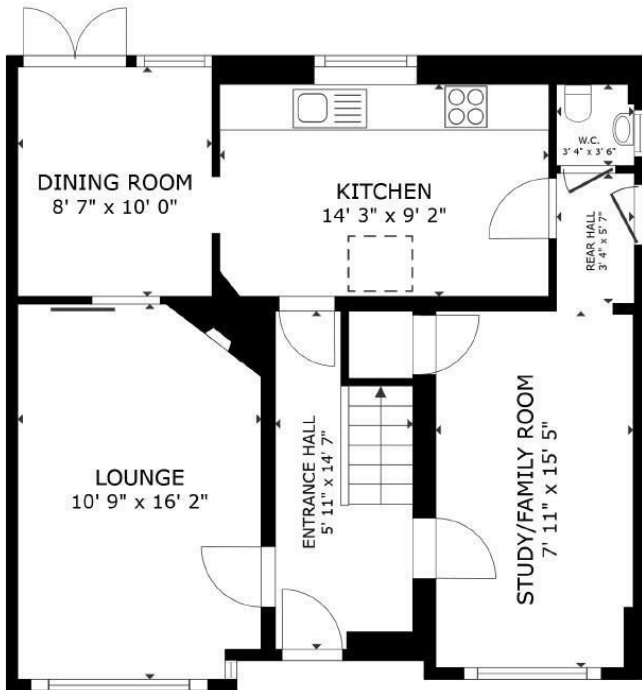


Directions

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



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 671 sq.ft. FLOOR 2 632 sq.ft.
 TOTAL : 1,303 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		77	83
(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	