



Barnack Road Stamford, PE9 2NA

This well presented 4-bedroom town house sits just across the road from Burghley Park and only a few minutes' walk from Stamford's thriving Town centre and really must be viewed to understand the scope of what is on offer.

£475,000

Barnack Road

Stamford, PE9 2NA



- Well Presented Three-Storey Town House
- Spacious Sitting Room
- Family Bathroom & Refitted WC
- Close to Town Centre & Burghley Park
- Good sized Kitchen/Breakfast room
- Low Maintenance Garden & Off Road Parking for 2x Vehicles
- 4 Double Bedrooms, 1 En Suite
- Dining Room/Snug
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

6'1" x 16'5" (1.85 x 5.00)

Dining Room/Snug

9'9" x 16'0" (2.97 x 4.88)

Cloaks Cupboard/Pantry

9'9" x 4'3" (2.97 x 1.30)

Kitchen Breakfast Room

16'2" x 13'9" (4.93 x 4.19)

Sitting Room

13'8" x 14'1" (4.17 x 4.29)

Cloakroom

First Floor Landing

5'10" x 21'9" (1.78 x 6.63)

Master Bedroom

9'11" x 17'1" (3.02 x 5.21)

En Suite

8'11" x 5'2" (2.72 x 1.57)

Bedroom 2

9'11" x 11'11" (3.02 x 3.63)

Family Bathroom

5'10" x 8'8" (1.78 x 2.64)

Second Floor Landing

Bedroom 3

10'10" x 12'2" (3.30 x 3.71)

Bedroom 4

9'5" x 10'5" (2.87 x 3.18)

WC

2'9" x 5'1" (0.84 x 1.55)



Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 753 sq. ft, 70 m², FLOOR 2: 523 sq. ft, 49 m²
 FLOOR 3: 300 sq. ft, 28 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 31 sq. ft, 3 m²
 TOTAL: 1576 sq. ft, 146 m²
 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			82
(69-80) C		70	
(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	