



## Lindsey Road Uffington, PE9 4SH

Situated in quiet cul-de-sac position in the highly sought after village of Uffington, just 2 miles from the Georgian Market Town of Stamford. The property has extended over the years and now offers spacious family living accommodation, along with a private south facing rear garden, and a 24ft integrated garage, which could be used to create further ground floor living space (STP).

£350,000

# Lindsey Road

Uffington, PE9 4SH



- Extended Semi-Detached Family Home
- 4 Bedrooms - 2 Bathrooms
- 24ft Single Garage & Driveway
- Highly Sought After Village Close to Stamford
- 2 Reception Rooms
- South Facing Rear Garden
- Further Potential to Improve
- Kitchen
- Please Refer to Attached KFB For Material Information Disclosures

**Porch**  
5'9" x 5'4" (1.75m x 1.63m)

**Lounge**  
17'4" x 14'1" (5.28m x 4.29m)

**Kitchen/Dining Room**

**Kitchen**  
9'1" x 17'10" (2.77m x 5.44m)

**Dining Room**  
8'4" x 8'6" (2.54m x 2.59m)

**Landing**  
9'11" x 9'2" (3.02m x 2.79m)

**Bedroom 1**  
10'11" x 12'0" (3.33m x 3.66m)

**En Suite**  
8'0" x 5'6" (2.44m x 1.68m)

**Bedroom 2**  
10'11" x 10'11" max (3.33m x 3.33m max)

**Bedroom 3**  
11'11" x 7'5" (3.63m x 2.26m)

**Bedroom 4**  
7'5" x 9'5" (2.26m x 2.87m)

**Family Bathroom**

**Single Garage**  
24'0" x 7'9" (7.32m x 2.36m)

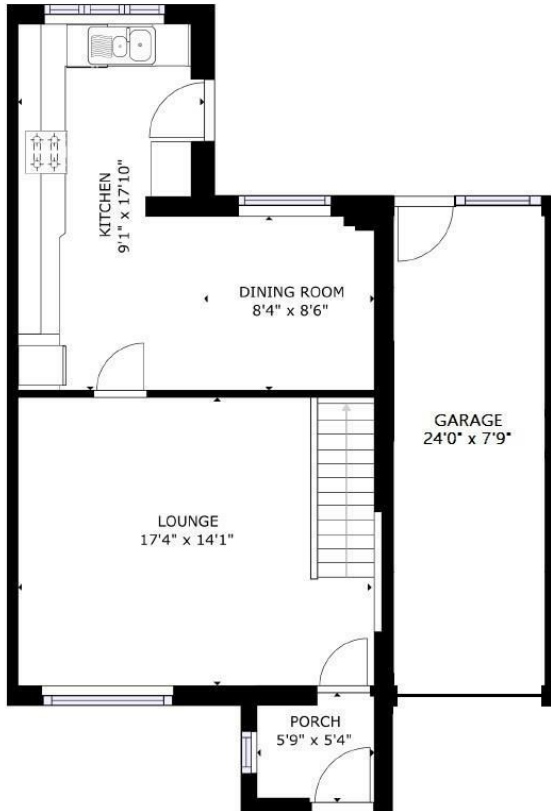


## Directions

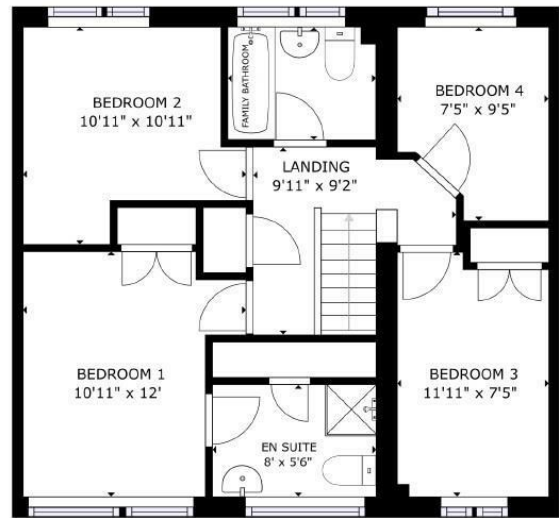
Please use the following postcode for Sat Nav guidance - PE9 4SH



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 531 sq ft, FLOOR 2: 611 sq ft  
 TOTAL: 1142 sq ft, EXCLUDING GARAGE  
 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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
 Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |