



## Gainsborough Road Stamford, PE9 1DH

This substantially extended 3 bedroom semi detached family home is set on this popular estate to the north of Stamford, close to local amenities, bus stop and schooling. The property offers a purchasers the potential to further improve and convert the Garage in to further living accommodation (STPP).

VIEWING IS A MUST

£310,000



# Gainsborough Road

Stamford, PE9 1DH



- Extended 3 Bedroom Semis Detached House
- Popular Residential Area
- Front & Rear Gardens
- Cul-De-Sac Location
- 3 Double Bedrooms
- Single Garage & Workshop
- Requires Updating
- Offers Potential
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Porch

Living Room  
14'4" x 12'4" (4.37m x 3.76m)

Rear Hall

Kitchen  
8'3" x 9'8" (2.51m x 2.95m)

Utility/Cloakroom  
5'9" x 5'7" (1.75m x 1.70m)

Landing

Bedroom  
9'9" x 17'9" (2.97m x 5.41m)

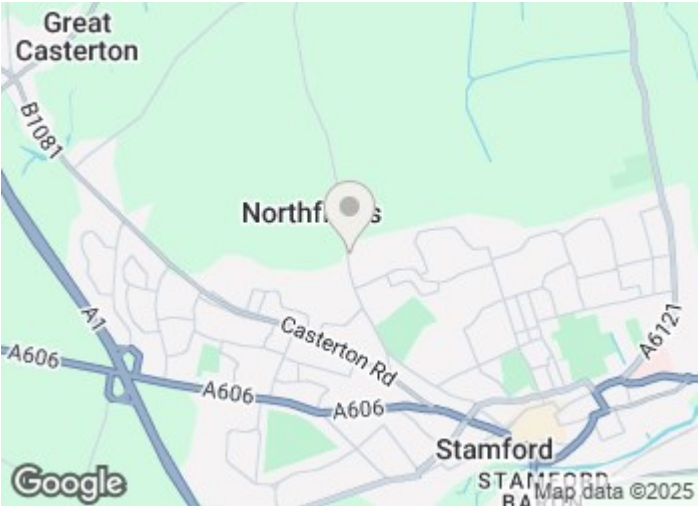
Bedroom  
11'4" x 12'5" (3.45m x 3.78m)

Bedroom  
14'4" x 9'6" (4.37m x 2.90m)

Family Bathroom  
4'9" x 10'10" (1.45m x 3.30m)

Single Garage  
14'4" x 10'2" (4.37m x 3.10m)

Workshop  
8'6" 6'3" (2.59m 1.91m)

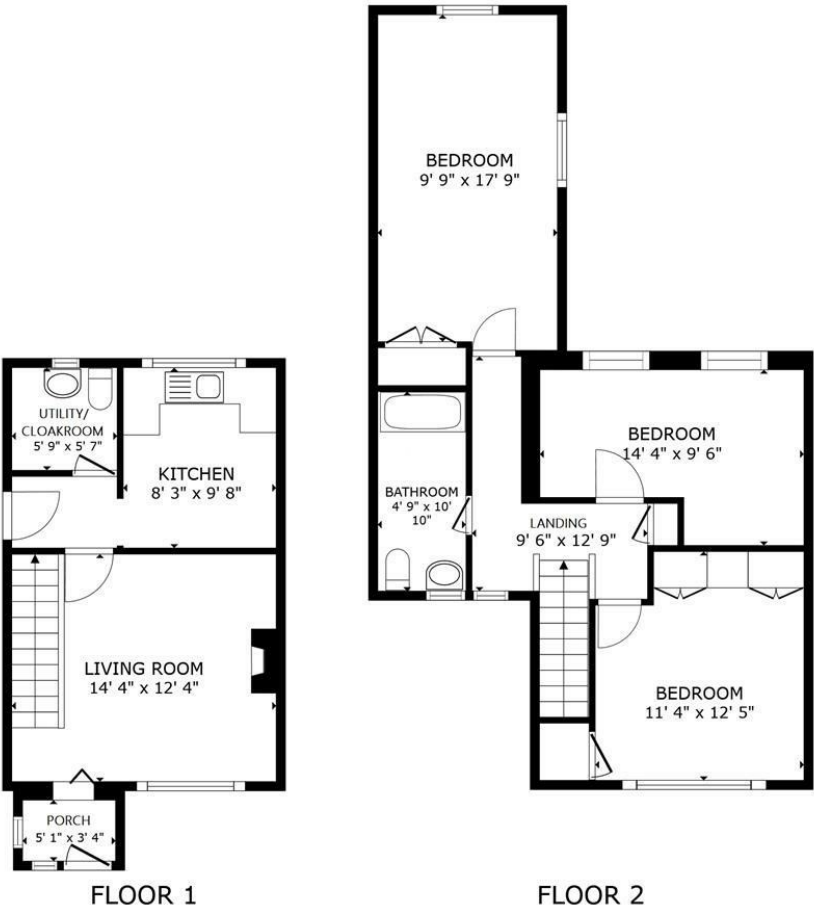


Directions  
Please use the following postcode for Sat Nav guidance - PE9 1DH





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 343 sq.ft. FLOOR 2 610 sq.ft.  
TOTAL : 953 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 firms 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		
(81-91) B		
(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		