



## Barrowfield Drive Stamford, PE9 3DB

Spacious and flexible 4-bedroom home arranged over three floors. Features include a Kitchen/Breakfast Room, Living Room with patio doors to the garden, and a ground floor cloakroom. The first floor offers three well-proportioned bedrooms and a family bathroom, while the top floor boasts a generous master suite with en-suite shower room. Outside, there's a private driveway, detached single garage, and a fully enclosed rear garden.

Agents Note:  
Holding Deposit - £380.00  
Tenancy Security Deposit - £1,903.00  
Local Authority - South Kesteven District Council  
Council Tax Band - C  
EPC Rating - B

**£1,650 PCM**

# Barrowfield Drive

Stamford, PE9 3DB



- 4 Bed Semi Detached Home
- Fully Fitted Kitchen with Modern Appliances
- Available Immediately
- Extremely Well presented throughout
- Spacious Master Suite with Shower Room
- EPC Rating B
- Significantly upgraded from original builder spec
- Single Garage + Off Street Parking

## Entrance Hall

15'6" x 5'2" (4.72 x 1.57)

## Kitchen/Breakfast Room

11'1" x 9'7" (3.38 x 2.92)

## Living Room

14'5" x 16'0" (4.39 x 4.88)

## Cloakroom

## First Floor Landing

## Bedroom 2

10'11" x 9'10" (3.33 x 3.00 (3.32 x 2.99))

## Bedroom 3

10'6" x 9'0" (3.20 x 2.74)

## Bedroom 4

11'0" x 5'11" (3.35 x 1.80)

## Family Bathroom

## Second Floor

## Master Bedroom Suite

22'3" x 12'11" max (6.78 x 3.94 max)

## Ensuite Shower Room



## Directions

Please use post code PE9 3DB for Sat Nav assistance







Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 472 sq. ft, FLOOR 2: 464 sq. ft  
FLOOR 3: 310 sq. ft, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 33 sq. ft  
TOTAL: 1246 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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.

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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		