



Roman Bank

Stamford, PE9 2ST

Extremely well presented 4-bedroom, 3 reception room, detached family home, which has been finished to an unusually high standard and is set on one of Stamford's most prestigious roads, within walking distance of the Town centre. The present owners have much improved the property, having extended and remodelled the original property to create a one of a kind stunning home.

£1,100,000

Roman Bank

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- Extremely Well Presented One of a Kind Detached Family Home
- 3 Reception Rooms
- Established Gardens & Off Road Parking for 3/4 Vehicles
- Extended & Much Improved
- 4 Bedrooms - Master Bedroom with En Suite & Dressing Room
- Viewing A Must
- Walking Distance of the Town Centre
- Stunning Open Plan Kitchen Family Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

7'11" x 16'1" (2.41m x 4.90m)

Shower Room

8'3" x 9'0" (2.51m x 2.74m)

Hallway

16'4" x 8'2" (4.98m x 2.49m)

Lounge

16'2" x 13'1" (4.93m x 3.99m)

Family Room

12'4" x 11'5" (3.76m x 3.48m)

Dining Room

11'5" x 11'5" (3.48m x 3.48m)

Kitchen

16'3" x 16'3" (4.95m x 4.95m)

Utility Room

8'11" x 7'9" (2.72m x 2.36m)

Laundry

9'7" x 4'9" (2.92m x 1.45m)

Landing

13'1" x 9'9" (3.99m x 2.97m)

Bedroom 1

17'11" x 11'5" (5.46m x 3.48m)

Dressing Area

En Suite

8'3" x 11'5" (2.51m x 3.48m)

Bedroom 2

19'0" x 15'8" (5.79m x 4.78m)

En Suite/Family Bathroom

8'11" x 6'6" (2.72m x 1.98m)

Bedroom 3

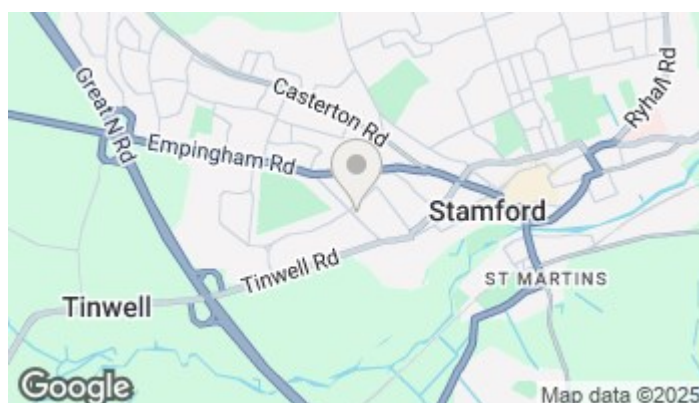
16'2" x 11'2" (4.93m x 3.40m)

En Suite

4'5" x 7'10" (1.35m x 2.39m)

Bedroom 4

10'8" x 11'5" (3.25m x 3.48m)

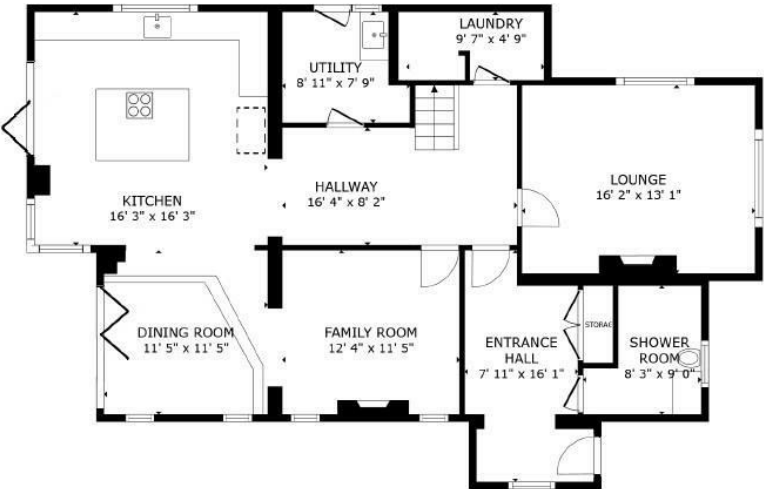


Directions

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



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,271 sq.ft. FLOOR 2 1,215 sq.ft.
TOTAL : 2,486 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.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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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	58	75
		EU Directive 2002/91/EC