



Barnack Road Stamford, PE9 2NA

An immaculate four double bedroom townhouse, ideally positioned opposite Burghley Park and just a short stroll from Stamford's vibrant town centre. This beautifully presented home has been thoughtfully extended to the rear with a high-quality single-storey addition, creating an impressively spacious ground floor ideal for modern family living and entertaining.

A viewing is essential to fully appreciate the space, finish, and superb location this property has to offer.

Offers In The Region Of £530,000

Barnack Road

Stamford, PE9 2NA



- Immaculate four-bedroom townhouse in a prime location opposite Burghley Park
- Modern kitchen/breakfast room flowing into open-plan family/dining area
- Two further floors offer three additional bedrooms and a modern family bathroom
- Just a short walk to Stamford's vibrant town centre
- Sliding doors open to a private, low-maintenance courtyard garden
- Off-street parking for two vehicles on block-paved driveway
- Spacious ground floor with stylish rear extension and vaulted ceiling
- Master bedroom with park views and newly refitted en-suite
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

6'1" x 16'7" (1.85m x 5.05m)

Living Room

10'0" x 21'0" (3.05m x 6.40m)

Cloakroom

2'10" x 5'1" (0.86m x 1.55m)

Kitchen Breakfast Room

16'5" x 13'6" (5.00m x 4.11m)

Living/Dining Room

13'0" x 12'11" (3.96m x 3.94m)

First Floor Landing

Bedroom 1

10'3" x 17'2" (3.12m x 5.23m)

En-Suite Shower Room

8'11" x 5'1" (2.72m x 1.55m)

Bedroom 2

10'3" x 11'11" (3.12m x 3.63m)

Family Bathroom

5'10" x 8'6" (1.78m x 2.59m)

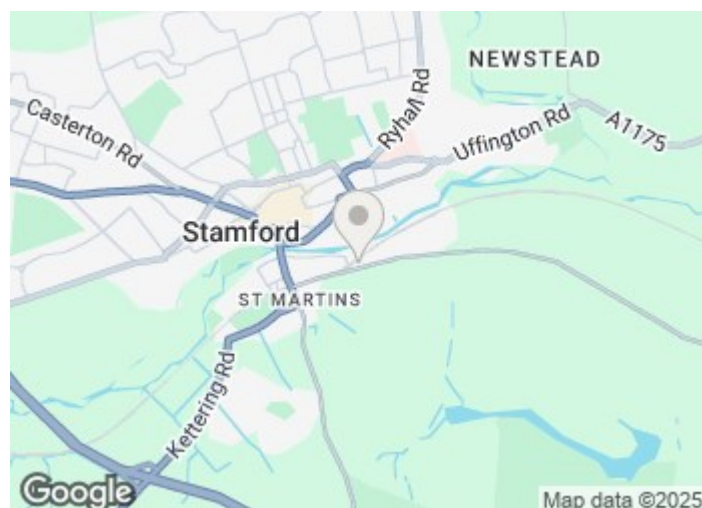
Second Floor Landing

Bedroom 3

13'3" x 13'4" (4.04m x 4.06m)

Bedroom 4

12'9" x 10'4" (3.89m x 3.15m)



Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 710 sq. ft, FLOOR 2: 528 sq. ft
FLOOR 3 332 sq. ft, TOTAL : 1,569 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 goodwinproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(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