



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.

£500,000

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)

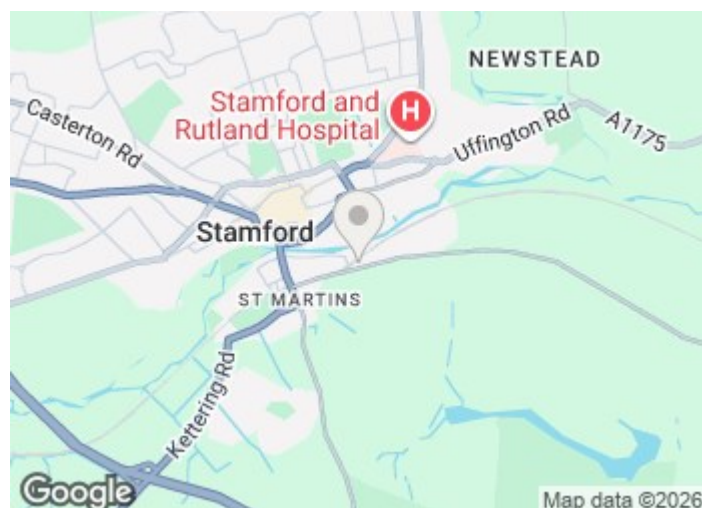
Second Floor Landing

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.

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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.

