



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)

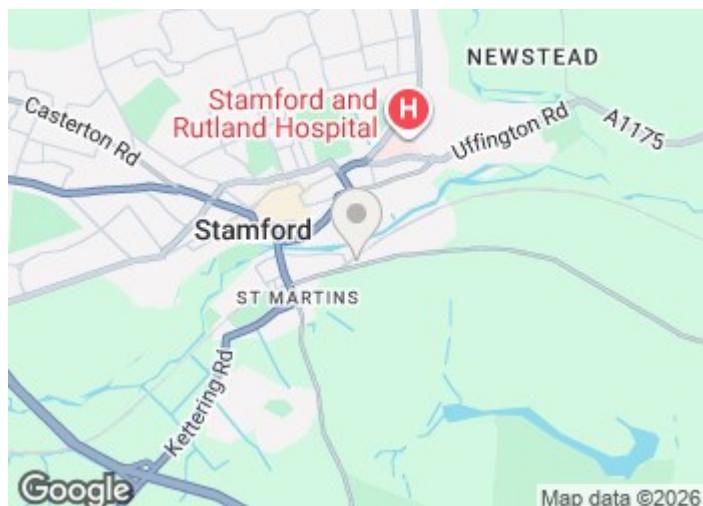
Second Floor Landing

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.

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.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

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.

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