



## Caledonian Road STAMFORD, PE9 2TG

3 Bedroom family home with 2 receptions, garage and off street parking as well as a low maintenance enclosed courtyard garden. Set in a cul-de-sac location, this extended three bedroom semi-detached home features 2 separate receptions in addition to a generous kitchen, whilst upstairs there are 3 well proportioned bedrooms and a family bathroom. Outside to the front there is small garden area, ample off street parking for 2 cars and a garage/workshop, whilst to the rear an enclosed S-E facing garden. VIEWING A MUST

£1,200 PCM

# Caledonian Road

STAMFORD, PE9 2TG



- 3 Bedroom House at end of Cul-de-Sac
- Kitchen and 2 Good Sized Receptions
- Downstairs Cloakroom
- Recently re-carpeted and decorated
- Garage/Workshop and Driveway Parking
- EPC Rating D
- Recently fitted bathroom
- Front and Rear Garden Areas
- Please see attached Key Facts for Tenants for Material Information Disclosures

## Storm Porch

## Entrance Hall

## Living Room

16'11 x 11'0 (5.16m x 3.35m)

## Dining Room

17'2 x 8'8 (5.23m x 2.64m)

## Kitchen

10'4 x 8'5 (3.15m x 2.57m)

## First Floor Landing

## Bedroom 1

12'3 x 11'1 (3.73m x 3.38m)

## Bedroom 2

11'3 x 9'11 (3.43m x 3.02m)

## Bedroom 3

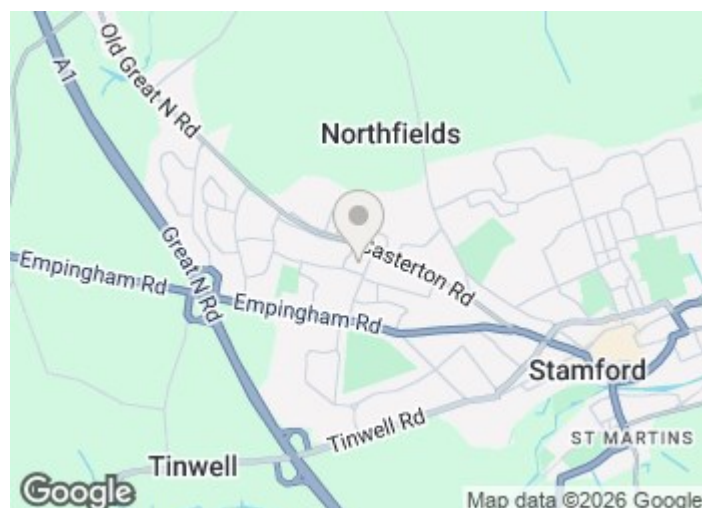
7'10 x 7'1 (2.39m x 2.16m)

## Bathroom

## Off Street Parking

## Single Garage/Workshop

## Enclosed Rear Garden



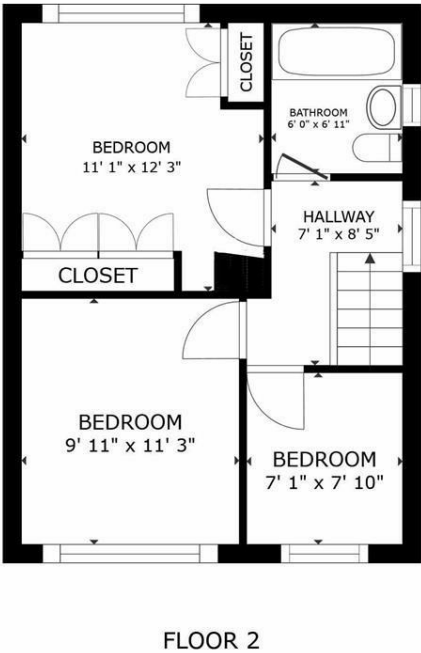
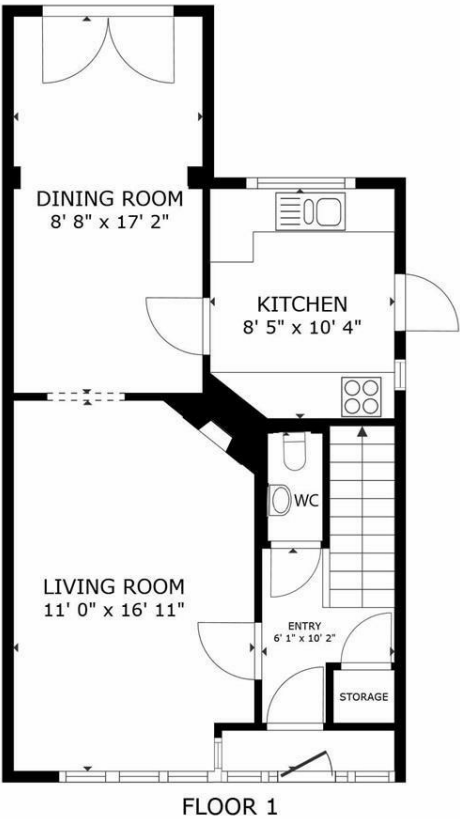
## Directions

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





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 528 sq.ft. FLOOR 2 413 sq.ft.  
TOTAL : 941 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](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

