



Barnack Road Stamford, PE9 2NA

A charming two bedroom character cottage positioned opposite Burghley Park and within easy walking distance of Stamford town centre, offering well-balanced accommodation, an en-suite to the master bedroom, and an enclosed rear garden.

£1,350 PCM

Barnack Road

Stamford, PE9 2NA



- Two bedroom character cottage
- Positioned opposite Burghley Park
- Sitting room with feature fireplace
- Separate dining room
- Fitted kitchen with wooden work surfaces
- Master bedroom with en-suite shower room
- Separate family bathroom
- Enclosed rear garden with patio and lawn
- On-street parking nearby (not allocated)
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

Entrance

Living Room

14'0 x 11'8 (4.27m x 3.56m)

Dining Room

14'0 x 11'3 (4.27m x 3.43m)

Kitchen

12'9 x 8'5 (3.89m x 2.57m)

WC

First Floor Landing

Bedroom 1

12'9 x 12'1 (excluding wardrobes)
(3.89m x 3.68m (excluding wardrobes))

Ensuite Shower

Bedroom 2

12'2 x 7'0 (3.71m x 2.13m)

Bathroom

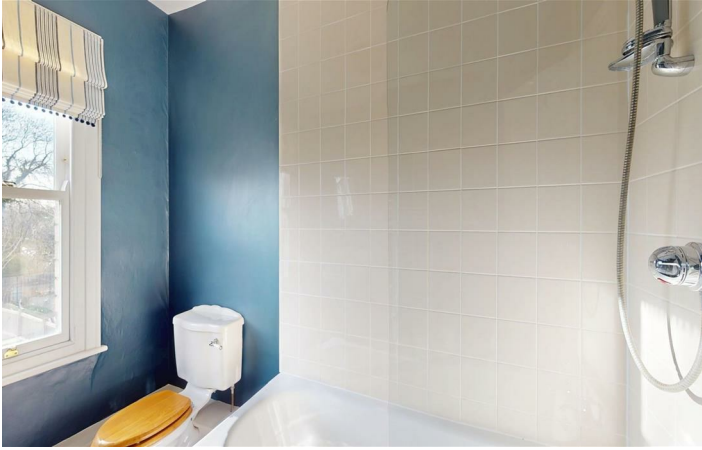
9'3 x 6'10 (2.82m x 2.08m)

Enclosed Rear Garden

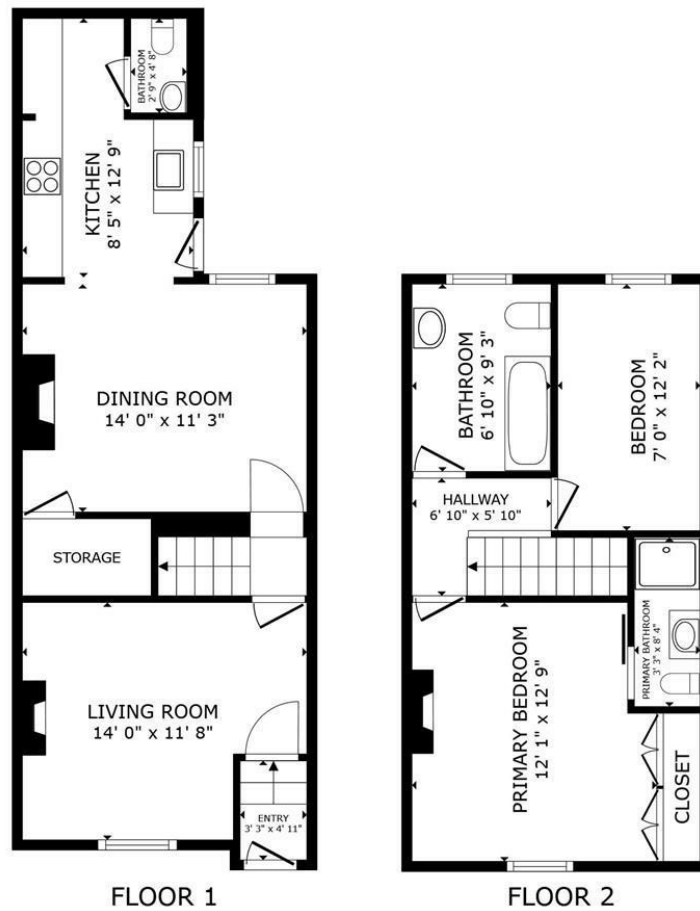


Directions

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



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 496 sq.ft. FLOOR 2 404 sq.ft.
 TOTAL : 900 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	