



## Gainsborough Road Stamford, PE9 1DH

This established three-bedroom semi detached house is set in a quiet cul-de-sac to the north side of town. The property is well presented throughout and is set in a mature plot with established gardens, and ample off road parking.

Asking Price £230,000

# Gainsborough Road

Stamford, PE9 1DH



- Three Bedroom Semi Detached House
- Kitchen
- Low Maintenance Rear Garden
- Well Presented Throughout
- Ground Floor Refitted Shower Room
- Driveway Parking for 2/3 Vehicles
- Lounge & Conservatory
- 3 Bedrooms (2 Doubles & 1 Single)
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

6'4" x 5'10" (1.93m x 1.78m)

## Shower Room

5'7" x 5'10" (1.70m x 1.78m)

## Kitchen

12'3" x 8'3" (3.73m x 2.51m)

## Lounge

12'0" x 14'5" (3.66m x 4.39m)

## Conservatory

11'11" x 11'8" (3.63m x 3.56m)

## Landing

5'10" x 8'0" (1.78m x 2.44m)

## Bedroom 1

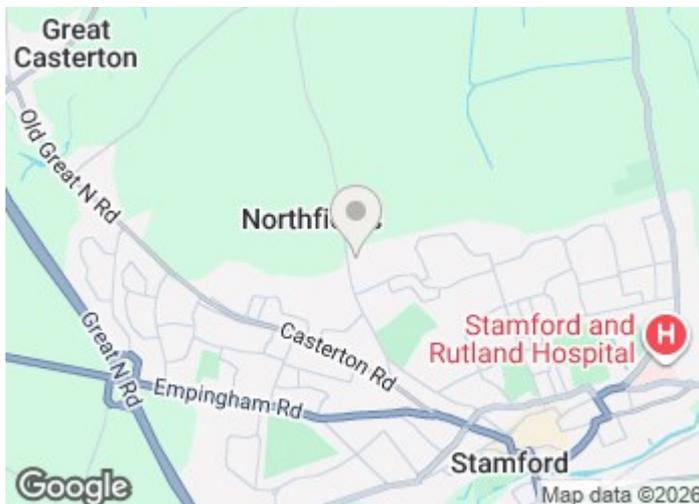
8'11" x 14'7" (2.72m x 4.45m)

## Bedroom 2

12'0" x 9'1" (3.66m x 2.77m)

## Bedroom 3

9'0" x 6'10" (2.74m x 2.08m)

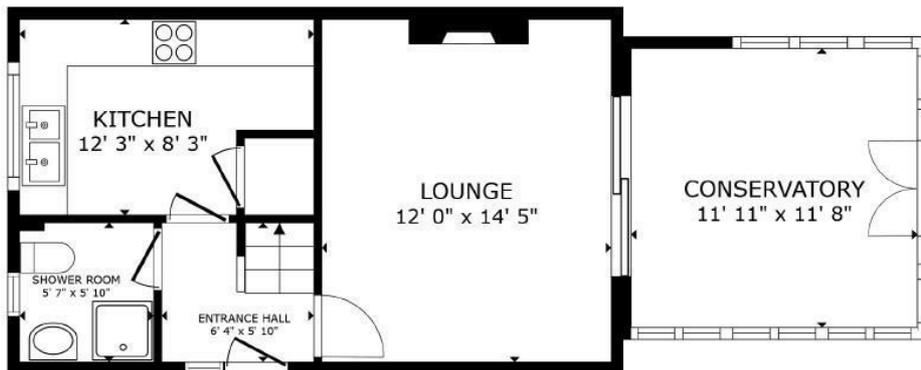


## Directions

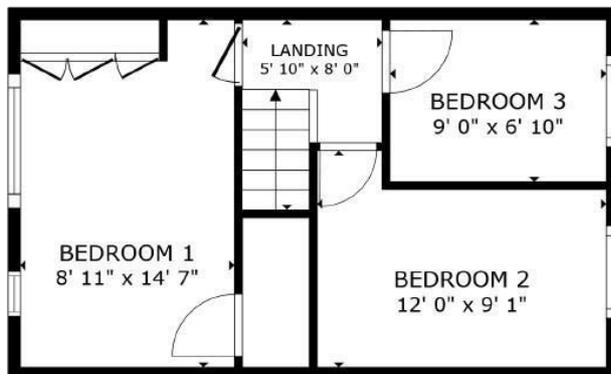
Please use the following postcode for Sat Nav guidance - PE9 1DH



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 502 sq.ft. FLOOR 2 355 sq.ft.  
 TOTAL : 858 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) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	