



## Gloucester Road Stamford, PE9 1LH

Introducing 7a Gloucester Road, a beautifully finished new build detached home located in a quiet residential area of Stamford. This stylish and energy-efficient property has been thoughtfully designed with modern family living in mind, offering over 1,050 sq ft of internal space across two well-planned floors.

£350,000

# Gloucester Road

Stamford, PE9 1LH



- Brand New Detached Home – Built to a high specification with modern finishes throughout.
- Two Reception Rooms
- Energy Efficient & Low Maintenance - Double glazed & Air Source Heat Pump
- Spacious Open-Plan Kitchen/Diner
- Contemporary Bathrooms
- Walking Distance of Town Centre & Schooling
- Three Double Bedrooms
- Private Enclosed Garden
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

7'2" x 15'2" (2.18m x 4.62m)

## Cloakroom

2'11" x 5'10" (0.89m x 1.78m)

## Study

9'8" max x 9'10" (2.95m max x 3.00m)

## Lounge

9'8" x 13'1" (2.95m x 3.99m)

## Kitchen Diner

19'4" max x 14'5" (5.89m max x 4.39m)

## Landing

7'1" x 13'3" (2.16m x 4.04m)

## Bedroom 1

9'1" x 14'4" (2.77m x 4.37m)

## En-Suite Shower Room

5'10" x 6'2" (1.78m x 1.88m)

## Bedroom 2

9'8" x 11'6" (2.95m x 3.51m)

## Bedroom 3

9'8" x 11'5" (2.95m x 3.48m)

## Family Bathroom

7'2" x 6'0" (2.18m x 1.83m)

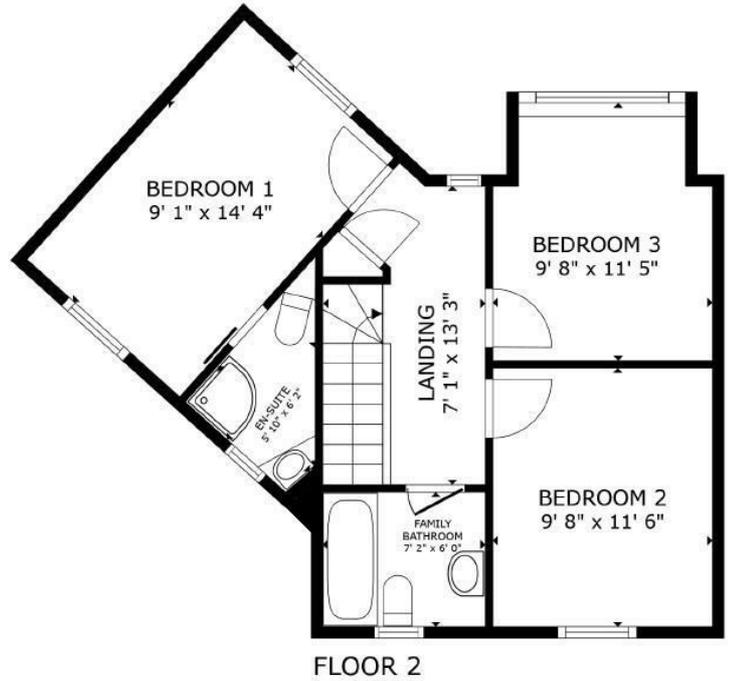
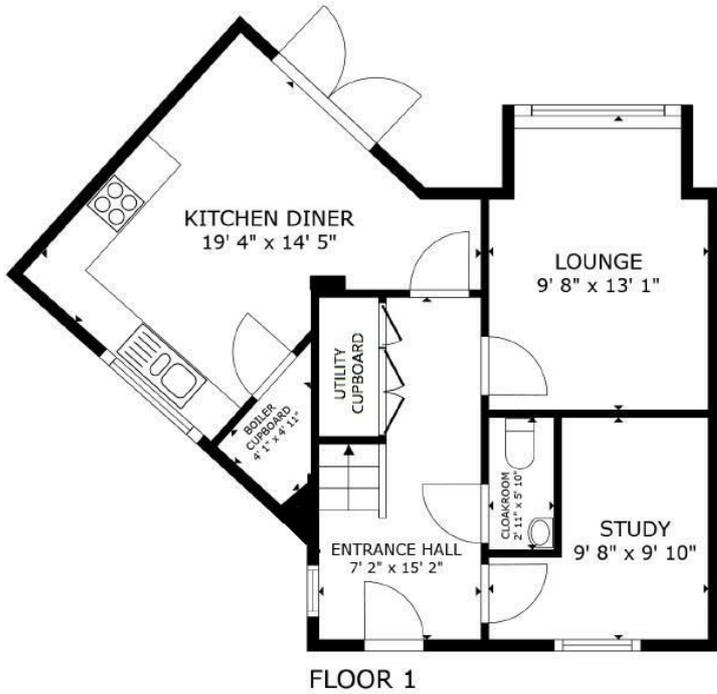


## Directions

Gloucester Road is a quiet, established residential area close to Stamford town centre, local primary and secondary schools, and excellent commuter links via the A1 and Stamford train station. The area is known for its community feel, green spaces, and proximity to independent shops, pubs, and cafes. Please use the following postcode for Sat Nav guidance - PE9 1LH



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 529 sq.ft. FLOOR 2 528 sq.ft.  
 TOTAL : 1,057 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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>		79	89
		EU Directive 2002/91/EC	