

## Lindsey Road Stamford, PE9 4SH

A well-proportioned three-bedroom semi-detached home positioned in the sought-after village of Uffington, just a short distance from the historic market town of Stamford. Offering generous living space, a practical layout, and clear scope for enhancement, this property represents an excellent opportunity for buyers looking to modernise and add value.

£300,000

# Lindsey Road

Stamford, PE9 4SH



- Three-bedroom semi-detached home
- Two reception rooms
- Excellent opportunity to add value & extend (STPP)
- Popular village location
- Kitchen
- Driveway, single garage and good sized garden
- Close to Stamford and local amenities
- Requires some modernisation but well maintained
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

5'10" x 13'9" (1.78m x 4.19m)

## Living Room

10'10" x 15'8" (3.30m x 4.78m)

## Dining Room

8'7" x 9'9" (2.62m x 2.97m)

## Kitchen

8'1" x 9'8" (2.46m x 2.95m)

## Landing

7'5" x 10'5" (2.26m x 3.18m)

## Bedroom 1

9'10" x 13'0" (3.00m x 3.96m)

## Bedroom 2

9'5" x 10'9" (2.87m x 3.28m)

## Bedroom 3

7'0" x 7'3" (2.13m x 2.21m)

## Bathroom

7'5" x 5'5" (2.26m x 1.65m)

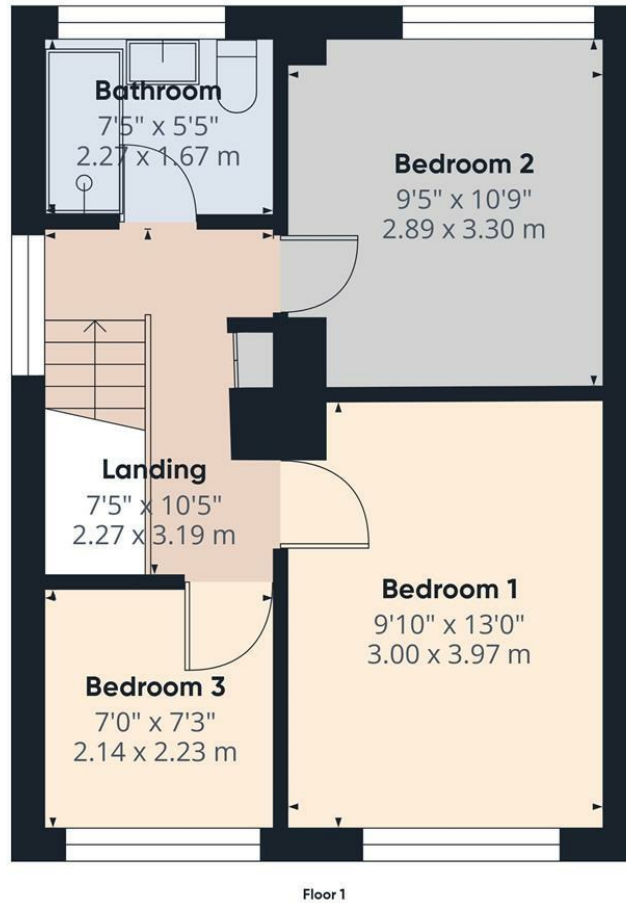
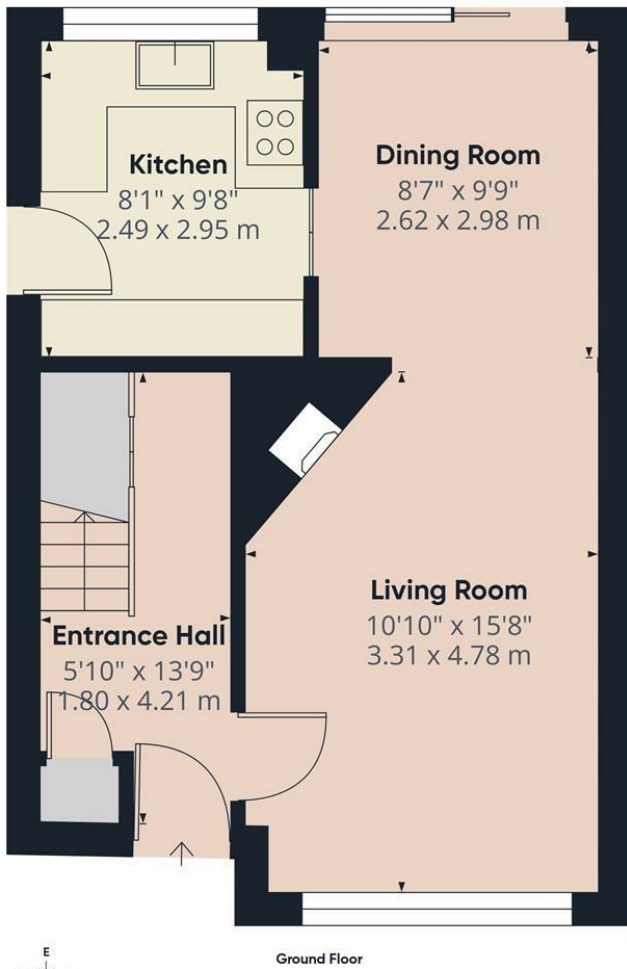


## Directions

Please use the following postcode for Sat Nav guidance - PE9 4SH



# Floor Plan



Approximate total area<sup>(1)</sup>  
783 ft<sup>2</sup>  
72.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

**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.

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)

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>		EU Directive 2002/91/EC	