

2 Barnack Road, Stamford, Lincolnshire, PE9 2NA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Overlooking Burghley Park and within easy walking distance of Stamford town centre and the railway station, this four bedroom semi-detached town house provides versatile accommodation in a well connected location. The property has been greatly improved by the current owners and comes with two off street parking spaces, as well as a light and generous sitting room.

The accommodation comprises of an entrance hall, cloakroom, breakfast kitchen, sitting room, dining room/snug, store room, Principal bedroom with en-suite, three further bedrooms and a family bathroom.

The stylish breakfast kitchen leads to the sitting room that overlooks the low maintenance patio and decked garden, whilst the four generous bedrooms offer versatile accommodation.

NO CHAIN

Asking Price £475,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Close to the town centre
- Overlooking Burghley Park
- Spacious sitting room
- Set over three storeys
- Low maintenance garden

- Four bedroom town house
- Stylish breakfast kitchen
- Principal bedroom with en-suite
- Off street parking
- Council Tax - D, EPC - C



ACCOMMODATION:

Entrance Hall

Cloakroom

Dining Room/Snug
4.88m into bay x 2.97m (16' into bay x 9'9)

Breakfast Kitchen
4.93m x 4.24m (16'2 x 13'11)

Sitting Room
4.19m x 4.11m (13'9 x 13'6)

Store Room

Landing

Principal Bedroom
5.16m into bay x 3.02m (16'11 into bay x 9'11)

En-suite shower room

Bedroom Three
3.63m x 3.02m (11'11 x 9'11)

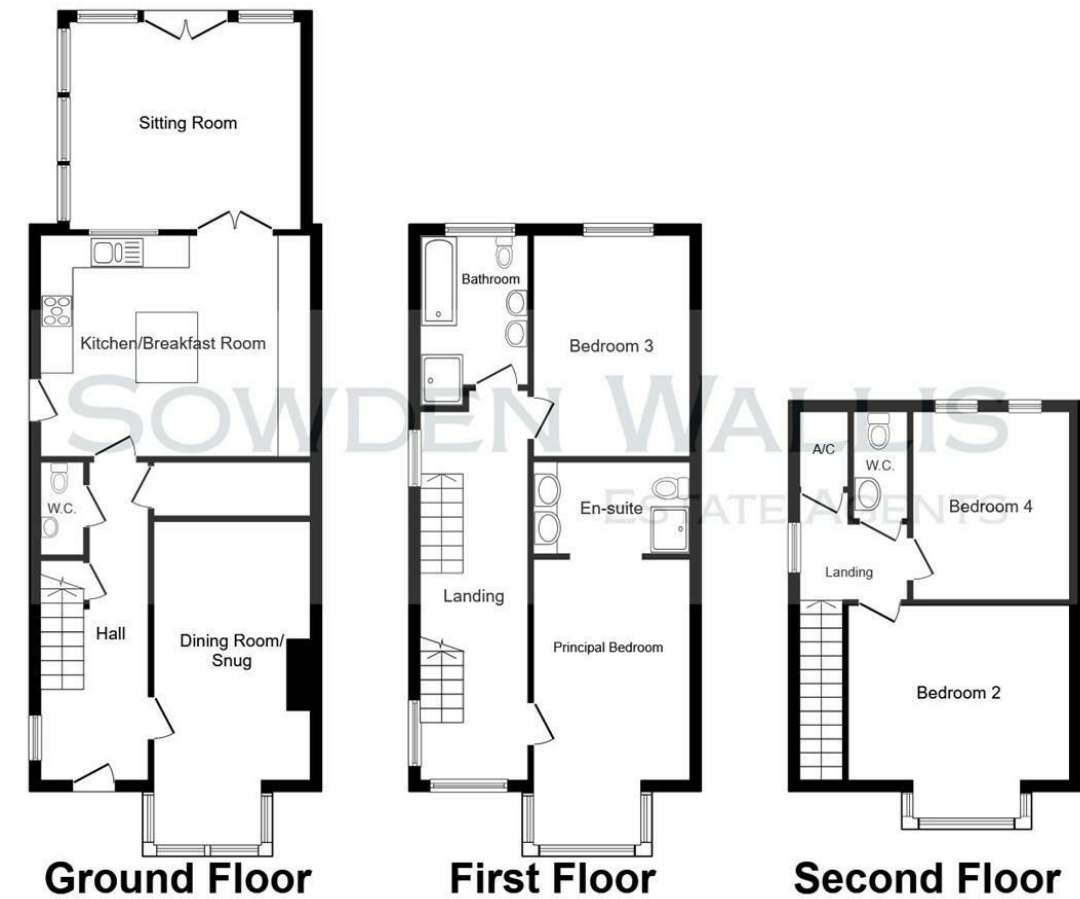
Bathroom

Landing

Bedroom Two
3.91m x 3.68m into bay (12'10x 12'1 into bay)

Bedroom Four
3.84m max x 3.07m (12'7 max x 10'1)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.