



Barnack Road Stamford, PE9 2NA

A charming two double bedroom stone cottage in a prime Stamford location, just a short walk from the town centre and Burghley Park. Situated in a tucked away location with a generous enclosed garden, this is a rare blend of character and convenience.

£1,350 PCM

Barnack Road

Stamford, PE9 2NA



- Walking distance to town centre & Burghley Park
- Spacious sitting/dining room
- Generous enclosed courtyard and garden areas front and Rear (Front - South facing)
- Attractive stone-built character cottage
- Fitted kitchen with good storage
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures
- Two well-proportioned double bedrooms
- Four-piece bathroom suite

Hallway

Living/Dining Room

23'5 x 11'1 (7.14m x 3.38m)

Inner Hall

Kitchen

10'4 x 8'11 (3.15m x 2.72m)

Storage Cupboard

First floor Landing

Bedroom 1

11'5 x 10'10 (3.48m x 3.30m)

Bedroom 2

9'6 x 8'5 (2.90m x 2.57m)

Bathroom

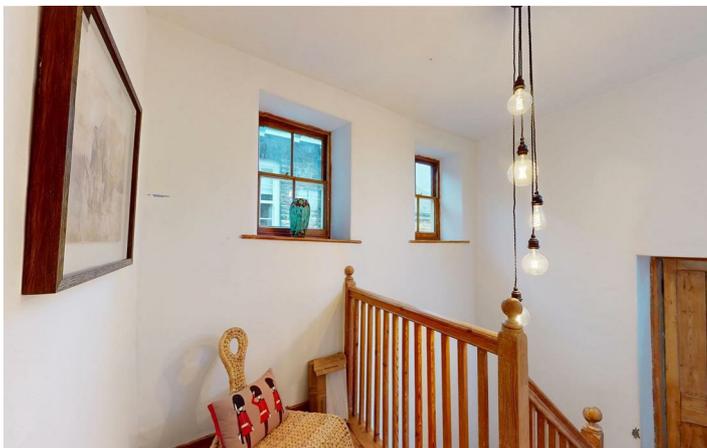
9'3 x 9'0 (2.82m x 2.74m)

Front & Rear Garden areas as well as courtyard beh

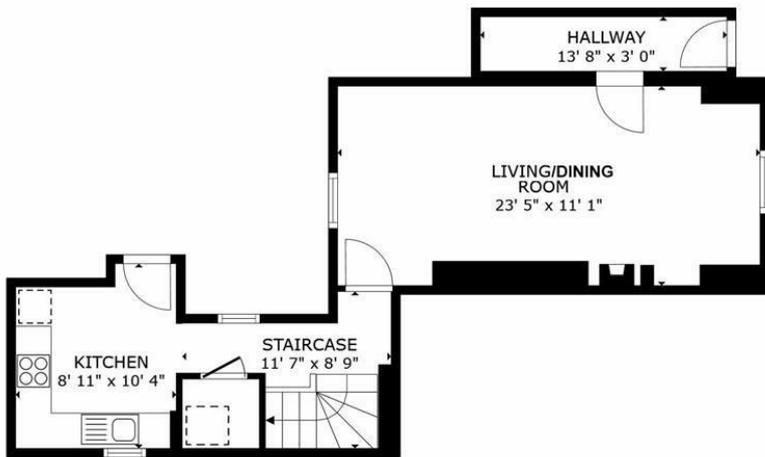


Directions

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



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 487 sq.ft. FLOOR 2 398 sq.ft.
 TOTAL : 885 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	