



## Conduit Road Stamford, PE9 1QL

Finished to an exceptionally high standard throughout this 3 bedroom family home is modern and spacious with family bathroom and separate shower room, 2 reception rooms and a further room which can be used as an office/hobby room on the top floor. Ideally located close to the Town Centre and Recreation Park. Externally the attention to detail continues with a fantastic S-W facing courtyard to the rear and stylish railings and tiled walkway to the front.

£1,500 PCM

# Conduit Road

Stamford, PE9 1QL



- Modern 3 Bedroom Terrace House with Loft Room
- Open Plan Kitchen/Dining Room with Patio door into Garden
- Top Floor Study/Dressing Room/Hobby Room
- Close to Stamford Centre
- Bathroom, Shower Room and Separate Utility Room
- Living Room to Front with Bay Window
- Good quality Flooring and Decor
- Fully Enclosed S-W Facing Rear Courtyard Garden
- Please see Document Below for requisite Material Information Disclosures

Entrance Hall

Living Room

9'8 x 12'6 (2.95m x 3.81m)

Dining Room

13'10 x 11'0 (4.22m x 3.35m)

Kitchen

6'8 x 10'0 (2.03m x 3.05m)

Utility

Bathroom

7'0 x 5'2 (2.13m x 1.57m)

First Floor Landing

Bedroom 1

13'10 x 9'7 (4.22m x 2.92m)

Bedroom 2

10'10 x 10'8 max (3.30m x 3.25m max)

Bedroom 3

7'0 x 9'0 (2.13m x 2.74m)

Shower Room

Second Floor - Study/Dressing Room/Hobby Room

Enclosed Rear Courtyard

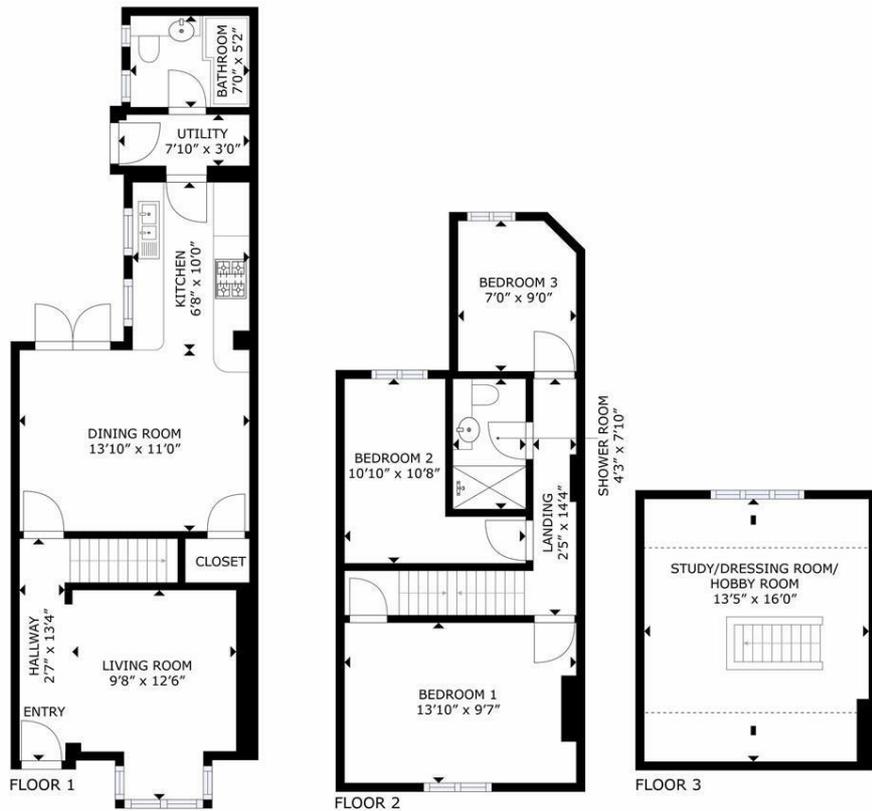


## Directions

Please use postcode PE9 1QL for sat-nav assistance



# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 485 sq. ft, FLOOR 2: 404 sq. ft,  
 FLOOR 3: 133 sq. ft, TOTAL: 1,022 sq. ft  
 REDUCED HEADROOM BELOW: 1.5 M: 77 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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	75	
(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	