



School Road  
Stamford, PE9 3DZ

A charming two-bedroom stone cottage full of character, situated in the heart of the highly sought-after village of Barnack, just a short drive from Stamford.

£995 Per Month

# School Road

Stamford, PE9 3DZ



- Charming stone cottage
- Character features including exposed beams
- Kitchen with access to garden
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures
- Highly sought-after village location - Easy access to Stamford, Peterborough and the A1
- Fireplace with multi-fuel stove
- Enclosed rear garden
- Two bedrooms & Spacious bathroom
- Separate living and dining areas
- On-street parking

## Living Room

15'0 x 13'2 (4.57m x 4.01m)

## Dining Room

13'2 x 9'8 (4.01m x 2.95m)

## Kitchen

9'4 x 8'1 (2.84m x 2.46m)

## First Floor Landing

## Bedroom

13'8 x 12'11 max (4.17m x 3.94m max)

## Bedroom

11'3 x 9'5 (3.43m x 2.87m)

## Bathroom

8'11 x 7'11 (2.72m x 2.41m)

## Enclosed Rear Courtyard



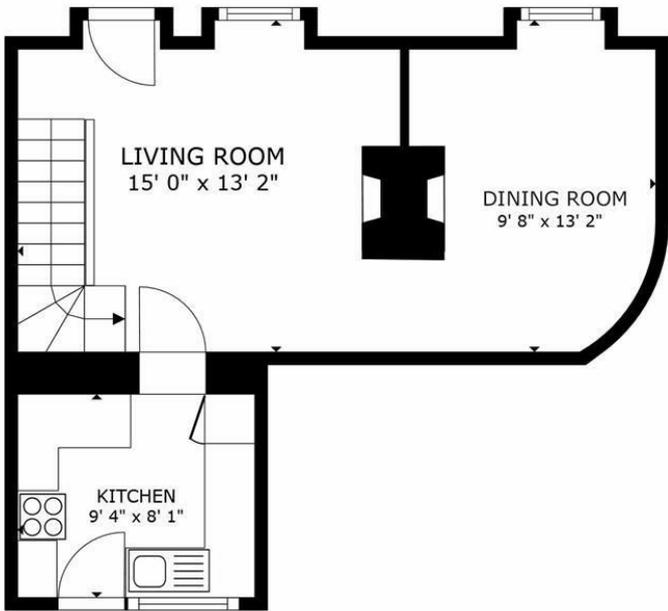
## Directions

Please use the following postcode for Sat Nav guidance - PE9 3DZ

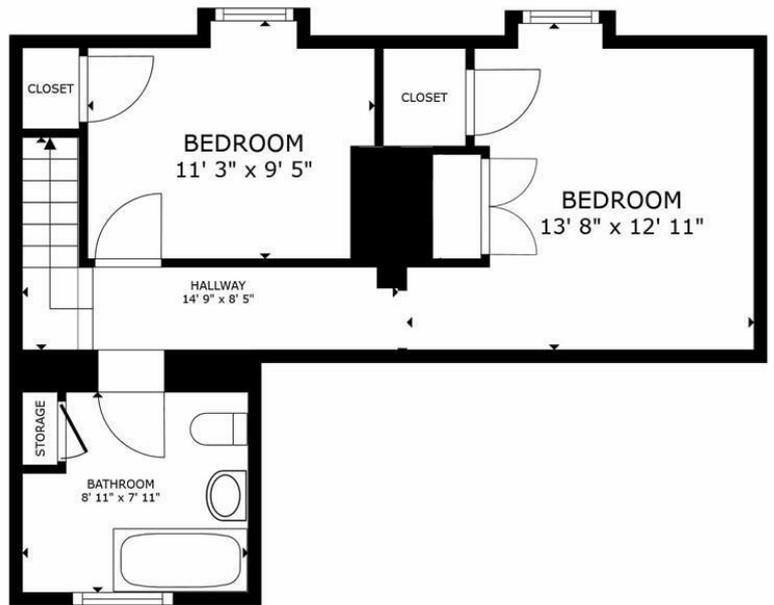




# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 398 sq.ft. FLOOR 2 436 sq.ft.  
 TOTAL : 834 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	