



Whitman Close

Stamford, PE9 3EL

Established and vastly improved 4/5-bedroom detached family home, set in the ever-popular village of Barnack. The current owners have extended, remodelled and renovated this impressive family home to the highest of standards and specification throughout, to create a truly stunning home designed for modern living. On entering the house, you are immediately struck by the light and airy nature of the property which coupled with the beautiful decor creates a calm and relaxing environment. No onward chain.

Price Guide £725,000

Whitman Close

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- Established & Vastly Improved
- Stunning Living/Kitchen/Dining Room
- Ample Parking & Single Garage
- 4/5 bedroom Extended Detached Family Home
- Beautifully Presented Throughout
- Established Gardens
- Set in the Popular Village of Barnack
- Lounge & Study/Family/Bedroom 5
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

16'11 x 8'7 (5.16m x 2.62m)

Lounge

16'10 x 12'7 (5.13m x 3.84m)

Living/Kitchen/Dining Rom

24'7 x 23'9 max (7.49m x 7.24m max)

Utility Room

10'1 x 9'0 (3.07m x 2.74m)

Cloakroom

Inner Hallway

Reception / Bedroom 5

12'7 x 9'8 (3.84m x 2.95m)

First Floor Landing

10'2 x 7'9 (3.10m x 2.36m)

Bedroom 1

16'10 x 12'7 (5.13m x 3.84m)

Bedroom 2

16'0 x 8'5 (4.88m x 2.57m)

Bedroom 2 Dressing Area

8'5 x 8'0 (2.57m x 2.44m)

Bedroom 2 Ensuite

8'10 x 6'3 (2.69m x 1.91m)

Bedroom 3

14'0 x 9'10 (4.27m x 3.00m)

Bedroom 4

8'7 x 8'4 (2.62m x 2.54m)

Family Bathroom

10'2 x 5'6 (3.10m x 1.68m)

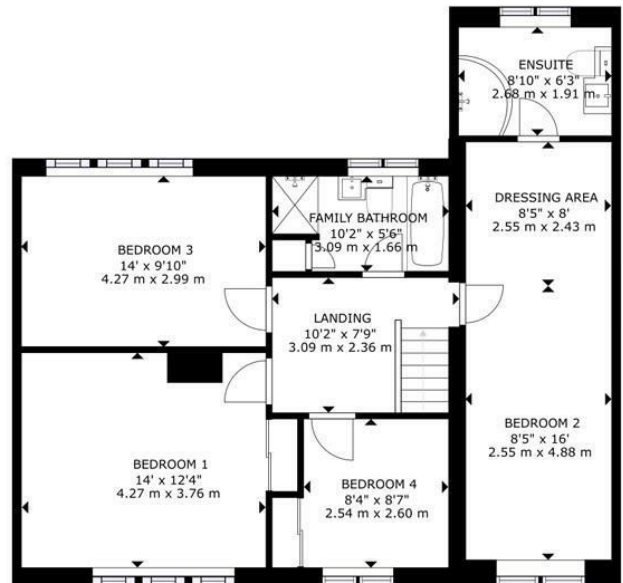
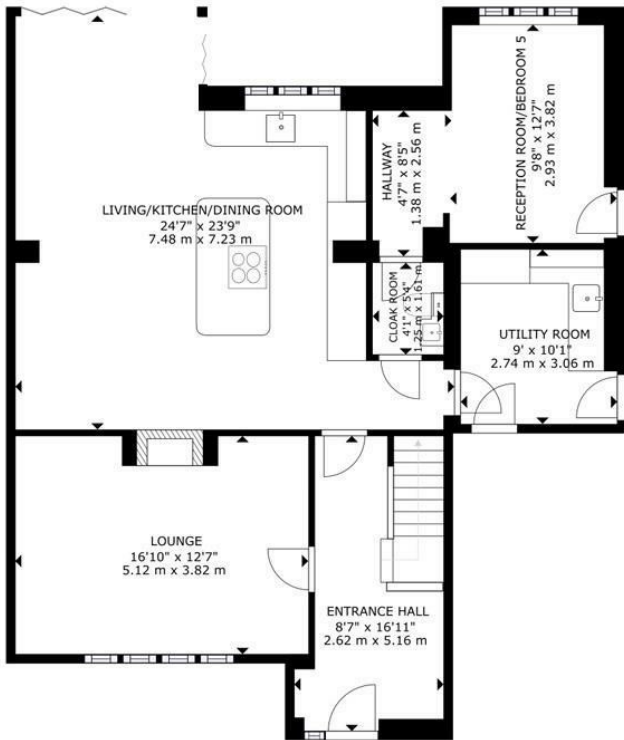


Directions

Please use Postcode PE9 3EL for Sat Nav Guidance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 1102 sq ft, 102.4 m², FLOOR 2: 868 sq ft, 80.64 m²
 TOTAL: 1970 sq ft, 183.04 m²
 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	