



## Foxglove Road Stamford, PE9 4BW

This 3 bedroom detached house is situated in a peaceful Cul-de-Sac in a prime residential area near to local schools and transport links and just a few minutes' travel from the centre of Stamford. Presented to an extremely high standard throughout, viewing is a must to appreciate what the property has to offer.

£1,495 PCM

# Foxglove Road

Stamford, PE9 4BW



- 3 Bedroom Detached House
- Modern Fitted Kitchen & Bathroom
- Off Street Parking and Single Garage
- Refurbished to a High Standard
- Fully Enclosed Rear Garden
- Quiet Cul de Sac Location
- Open Plan Living/Dining Room
- Close to Local Schools, Amenities & Access to the A1
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Porch

Living Room

8'9" x 20'1" max (2.67m x 6.12m max)

Kitchen

11'9" x 7'3" (3.58m x 2.21m)

First Floor Landing

Bedroom 1

9'0" x 12'9" (2.74m x 3.89m)

Bedroom 2

8'5" x 13'3" (2.57m x 4.06m)

Bedroom 3

8'1" x 7'1" (2.46m x 2.16m)

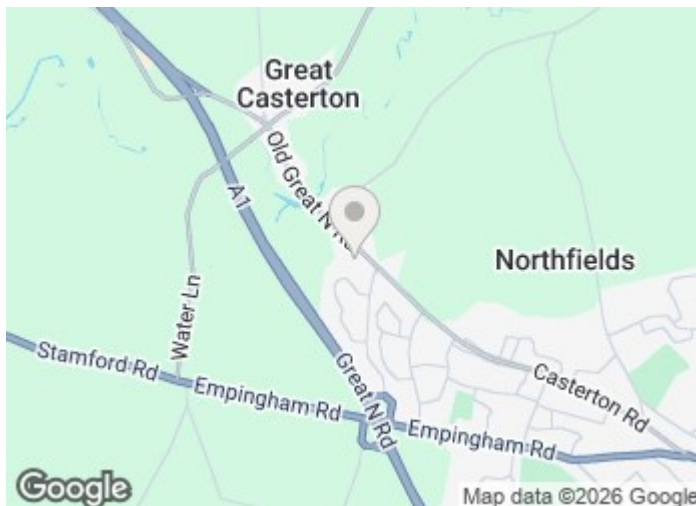
Bathroom

Seperate WC

Single Garage

Driveway

Enclosed Rear Garden

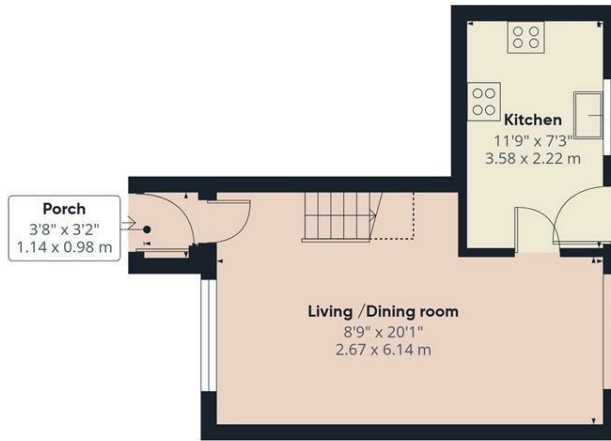


## Directions

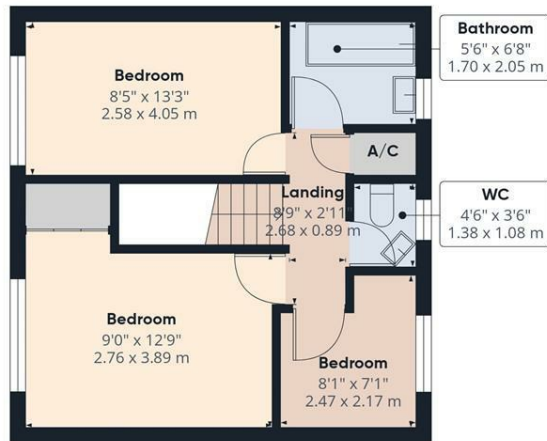
Please use Post Code PE9 4BW for Sat-Nav assistance



# Floor Plan



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
711 ft<sup>2</sup>  
65.9 m<sup>2</sup>

**Reduced headroom**  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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