

Barrowfield Drive Stamford, PE9 3DB

This significantly extended and extremely well presented 4-bedroom semi-detached townhouse is located on the west side of Stamford on the popular Exeter Fields development, which is conveniently situated for the town centre, local schools, The A1, plus the many local amenities that Stamford has to offer.

£399,995

Barrowfield Drive

Stamford, PE9 3DB



- Extended & Well Presented 3 Bedroom Town House
- Open Plan Living/Dining Room
- 3 Further Bedrooms & Family Bathroom
- Nice Position on Popular Established Development
- Breakfast Kitchen
- Single Garage & Landscaped Rear Garden
- Conveniently Placed for Local Schools, Town & The A1
- Master Bedroom with En Suite Shower Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall	First Floor	Family Bathroom
WC	Landing	5'6" x 6'7" (1.68m x 2.01m)
Kitchen	Bedroom 2	Second Floor
9'8" x 11'5" (2.95m x 3.48m)	9'10" x 11'1" (3.00m x 3.38m)	Master Bedroom
Living Room	Bedroom 3	12'7" x 19'5" (3.84m x 5.92m)
15'11" x 13'10" (4.85m x 4.22m)	9'0" x 10'7" (2.74m x 3.23m)	En Suite Shower Room
Dining Room	Bedroom 4	5'1" x 9'8" (1.55m x 2.95m)
11'1" x 11'4" (3.38m x 3.45m)	5'10" x 11'1" (1.78m x 3.38m)	Single Garage

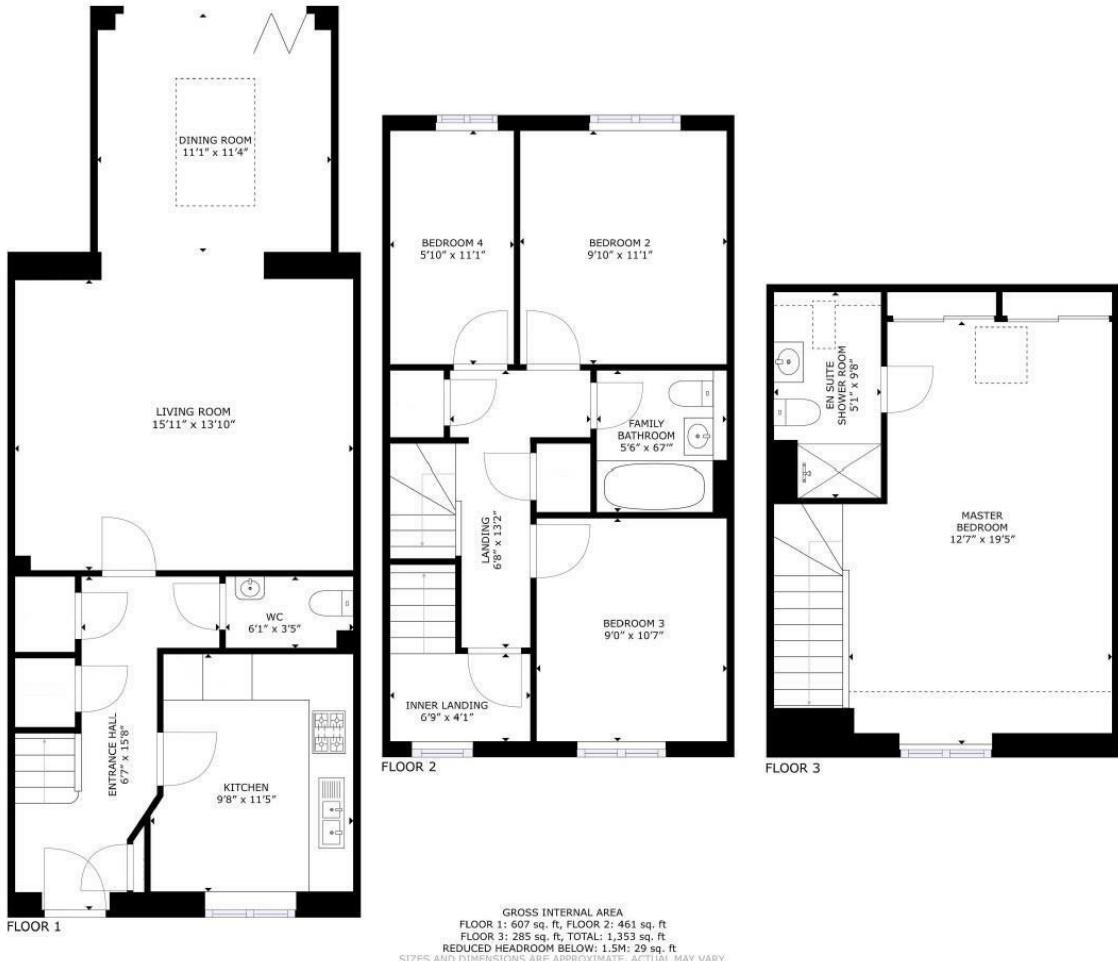


Directions

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



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B	85	
(69-80) C		
(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	