



## Irnham Road Stamford, PE9 1SD

A bright and spacious 3 bedroom semi-detached home situated within easy walking distance of Stamford town centre, well-regarded schools, the local college and a nearby convenience store. Set in a popular residential area, the property offers good sized living accommodation throughout and a large rear garden.

£265,000

# Irnham Road

Stamford, PE9 1SD



- Three Bedroom Semi Detached House
- 2 Reception Rooms
- Large Rear Garden
- Popular Residential Area
- Refitted Kitchen
- Parking Space to Rear of Property
- Well Presented Throughout
- 2 Doubles & 1 Single Bedroom
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

9'5" x 6'11" (2.87m x 2.11m)

## Dining Room

9'3" x 12'2" (2.82m x 3.71m)

## Living Room

13'3" x 12'2" (4.04m x 3.71m)

## Kitchen

13'1" x 6'6" (3.99m x 1.98m)

## Utility Room

8'10" max x 16'1" max (2.69m max x 8'4" x 12'11" (2.54m x 3.94m)  
4.90m max)

## Landing

7'1" x 5'8" (2.16m x 1.73m)

## Bedroom 1

12'5" x 12'11 (3.78m x 3.94m)

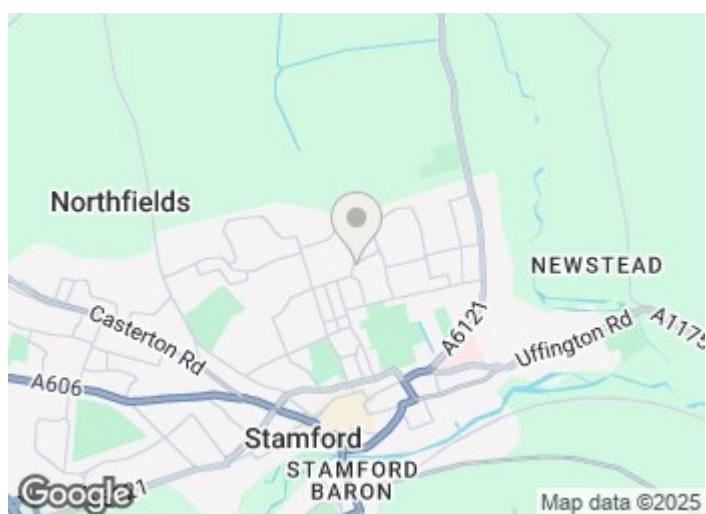
## Bedroom 2

## Bedroom 3

9'6" x 7'5" (2.90m x 2.26m)

## Bathroom

5'8" x 7'5" (1.73m x 2.26m)



## Directions

Please use the following postcode for Sat Nav guidance - PE9 1SD



## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 584 sq ft, FLOOR 2: 462 sq ft  
 TOTAL: 1046 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 firms 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](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

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