



## Arran Road Stamford, PE9 2XP

Extremely well presented, high-specification two/three-bedroom home that's been completely modernised throughout - featuring an open-plan kitchen/living/dining space, two en suite bedrooms, separate utility, guest WC, west-facing garden with large patio, and off-street parking. Stylish, bright, and a definite step above the ordinary. Viewing a Must!

£1,195 PCM

# Arran Road

## Stamford, PE9 2XP



- Fully modernised and refitted throughout to a high standard
- Open-plan kitchen / dining / living space opening onto garden
- Initially available for a 6 month tenancy
- Convenient Stamford location close to amenities and schools
- Two double bedrooms with fitted wardrobes and en-suite to master
- Separate utility room and downstairs cloakroom - fitted with shelves and hanging space
- High-quality fixtures, fittings and flooring throughout
- Additional downstairs third room ideal as a bedroom, dressing room, study or reception room
- West-facing garden with large patio and lawn area
- Please refer to attached Material Information (Key Facts for Tenants) below for material disclosures

### Entrance Hall

9'1" x 6'0" (2.77m x 1.83m)

### Cloakroom

3'1" x 6'0" (0.94m x 1.83m)

### Study/Bedroom 3

8'0" x 11'4" (2.44m x 3.45m)

### Kitchen

11'5" x 14'7" (3.48m x 4.45m)

### Living/Dining Room

19'7" x 14'11" max (5.97m x 4.55m max)

### Utility Room

9'3" x 6'3" (2.82m x 1.91m)

### Landing

### Bedroom 1

9'6" x 16'0" (2.90m x 4.88m)

### En Suite Shower

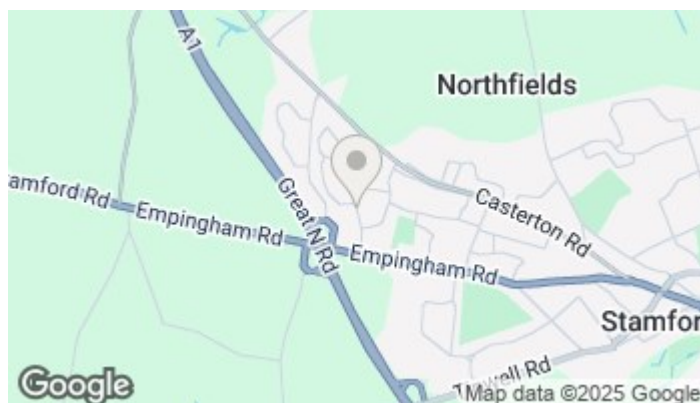
9'6" x 4'0" (2.90m x 1.22m)

### Bedroom 2

9'10" x 10'2" (3.00m x 3.10m)

### Family Bathroom

7'5" x 7'6" (2.26m x 2.29m)



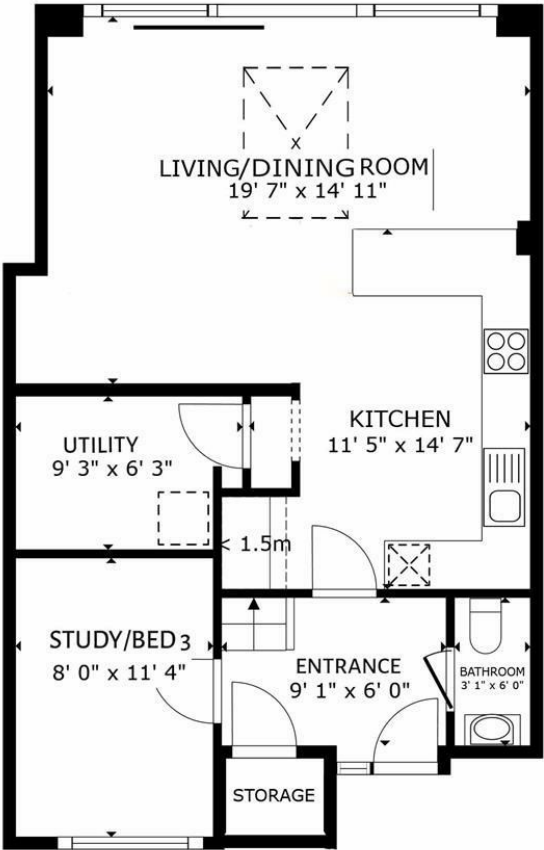
### Directions

Please use the following postcode for Sat Nav guidance - PE9 2XB

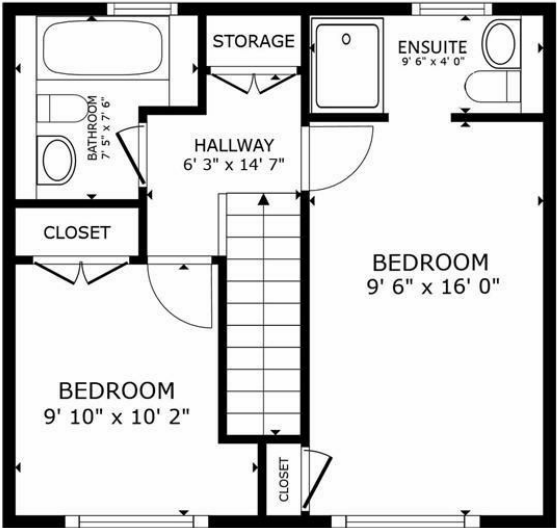




Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 626 sq.ft. FLOOR 2 435 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 10 sq.ft.  
TOTAL : 1,061 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](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	74	80
(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