



Barrowfield Drive

Stamford, PE9 3DB

Price Guide £400,000 - £410,000

Richardson

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Guide Price £400,000 - £410,000. Situated in this sought after location of Exeter Fields towards the western edge of Stamford with an open front aspect, play area and Malcolm Sargent Primary school close at hand, this beautifully presented spacious 4 bedroom, semi detached home must be inspected to be appreciated. Owned from new, with the vendors upgrading many of the standard fittings to enhance the quality of the property including chrome light fittings, upgraded cloakroom, bathroom and ensuite shower room, quartz work surfaces and built in appliances to the kitchen and the addition of bespoke slatted timber blinds/shutters to the double glazed windows and of electric velux windows with blinds to the lovely master bedroom. The reception hall gives access to the downstairs rooms with built in under stairs storage cupboard. The kitchen breakfast is finished in gloss grey with under unit and floor lighting, quartz work surface, built in ovens, dishwasher and fridge freezer. The lounge diner is a great size with a westerly aspect and doors to the outside. To the first floor there are 3 good size bedrooms, one currently used as a study, and the family bathroom. The master suite is to the top floor and is a superb spacious room with vaulted ceilings, built in wardrobes and an ensuite shower room. The property has gas central heating with individual thermostats. Externally a long driveway to the side provides off road parking for several cars and leads to a single detached garage with eve storage. Enclosed rear garden with a westerly aspect.

Reception hall

Kitchen breakfast
11'2 x 9'2 (3.40m x 2.79m)

Cloakroom





Living/diner
16'1 x 14'6 (4.90m x 4.42m)

First floor landing

Bedroom
11'1 x 9'11 (3.38m x 3.02m)

Bedroom
10'10 x 8'11 (3.30m x 2.72m)

Bedroom/Study
11'1 x 5'11 (3.38m x 1.80m)

Family bathroom

Second floor

Master bedroom
19' x 12'2 (5.79m x 3.71m)

Ensuite shower room

External details

Set well back with an open aspect to the front, the driveway to the side of the property provides off road parking for several cars and leads to a single garage with eve storage. Gated side access to the enclosed rear garden with patio area leading onto lawn area with a westerly aspect.

Council Tax

South Kesteven District Council - Band C

Communications

According to Openreach: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

Services

All main services are connected

Agents Notes

There is a annual estate service charge of £200.

Viewing

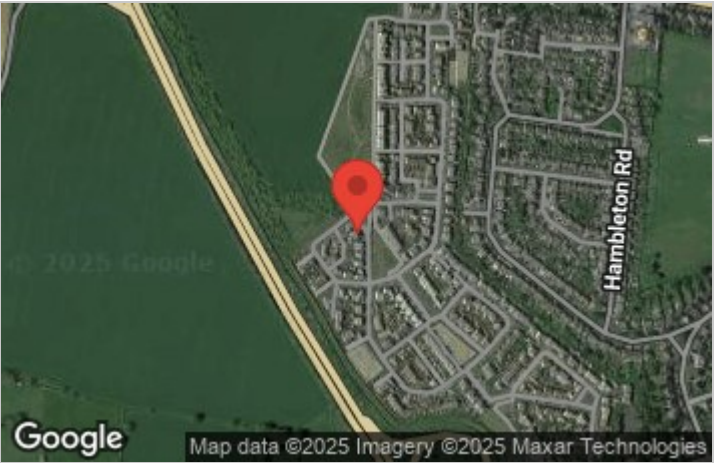
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



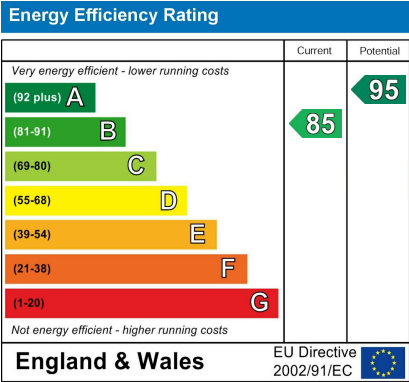
Floor Plan



Area Map



Energy Efficiency Graph



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