



Barrowfield Drive

Stamford, PE9 3DB

**Price Guide £400,000 - £410,000**

Richardson



## Barrowfield Drive

Stamford, PE9 3DB

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

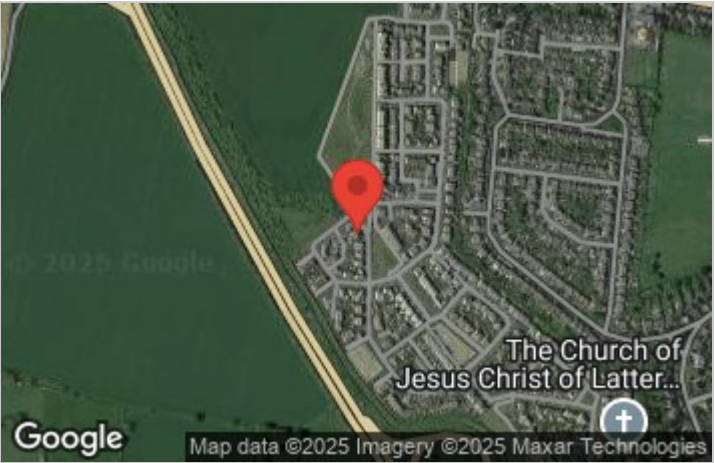




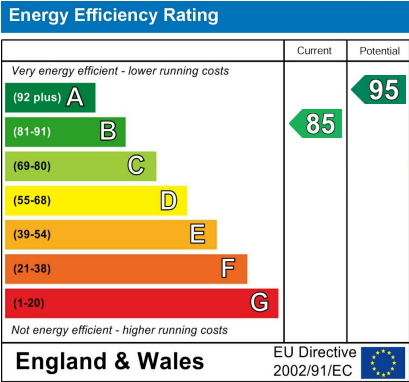
Floor Plan



Area Map



Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

01780 762433