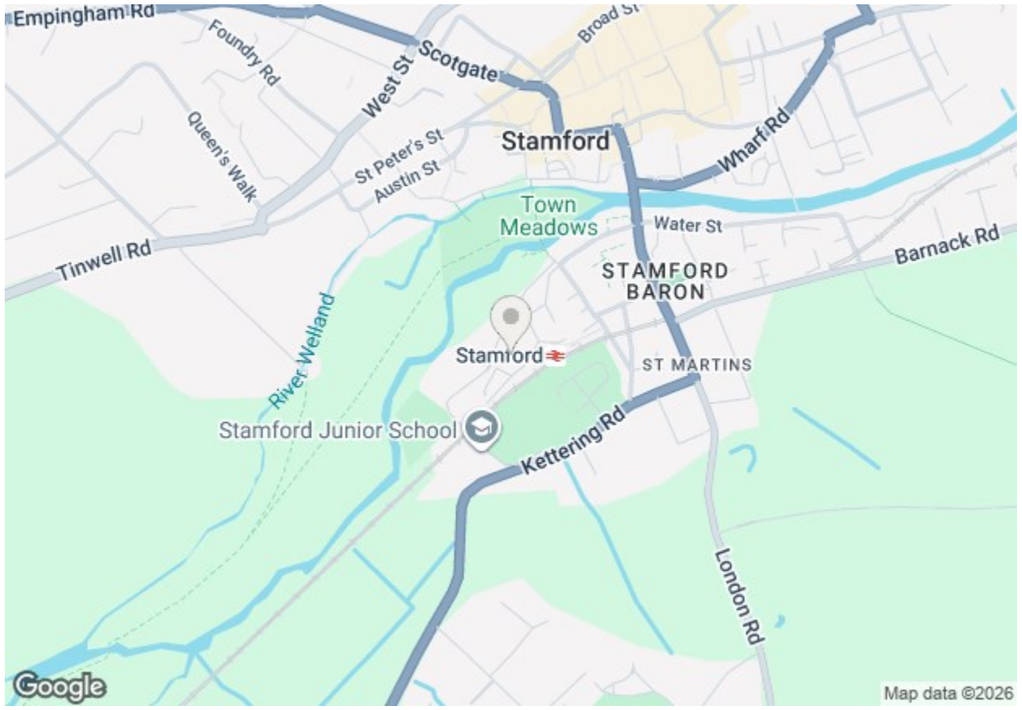
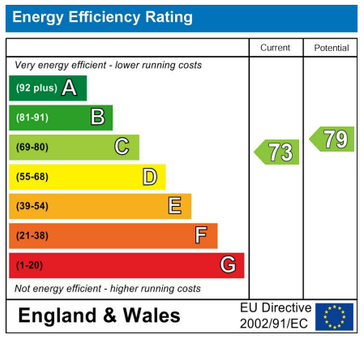
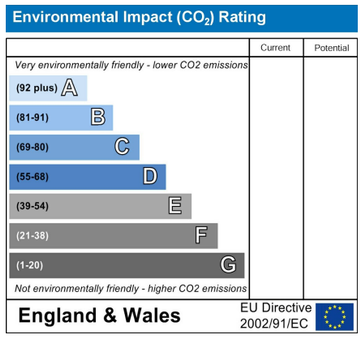






The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

11 Mallard Court, Stamford, PE9 2ZE

Positioned just a stones throw from Stamford Train Station, and within easy walking distance of the town centre via the delightful Meadows, is this well-presented home. Offering two reception room, a modern kitchen, two double bedrooms and an updated shower room, this house provides a straightforward layout with neutral decor that's easy to make your own. Externally, there is a courtyard garden with ample space for relaxing and entertaining, as well as the convenience of an allocated parking space.

Situated in Stamford, the property benefits from the town's attractive blend of historic charm and everyday convenience. Stamford's town centre offers a range of shops, cafés and restaurants, along with regular markets and essential services. Nearby green spaces, such as the meadows along the River Welland and local parks, provide pleasant areas for walking and leisure.

Public transport links are convenient, with Stamford railway station offering direct services to Peterborough in around 15–20 minutes, connecting onward to London Kings Cross, as well as routes towards Leicester and Birmingham. Local bus services operate across the town and to surrounding villages, supporting easy access to schools, supermarkets and other amenities.

This 2-bedroom house to let in Stamford will appeal to those seeking a comfortable home with straightforward access to both the town's facilities and wider transport connections.

£1,200 PCM

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Popular location close to train station
- Courtyard garden and parking space
- Modern high quality kitchen
- EPC: C Council Tax: D
- Two double bedrooms
- Will be recarpeted throughout
- Walking distance to town and meadows
- Holding deposit: £276 Deposit: £1384

ACCOMMODATION:

Entrance Hallway

Kitchen
2.49m x 2.26m (8'2 x 7'5)

Living room
4.83m x 4.37m (15'10 x 14'4)

Conservatory
3.02m x 2.82m (9'11 x 9'3)

W/C

First floor landing

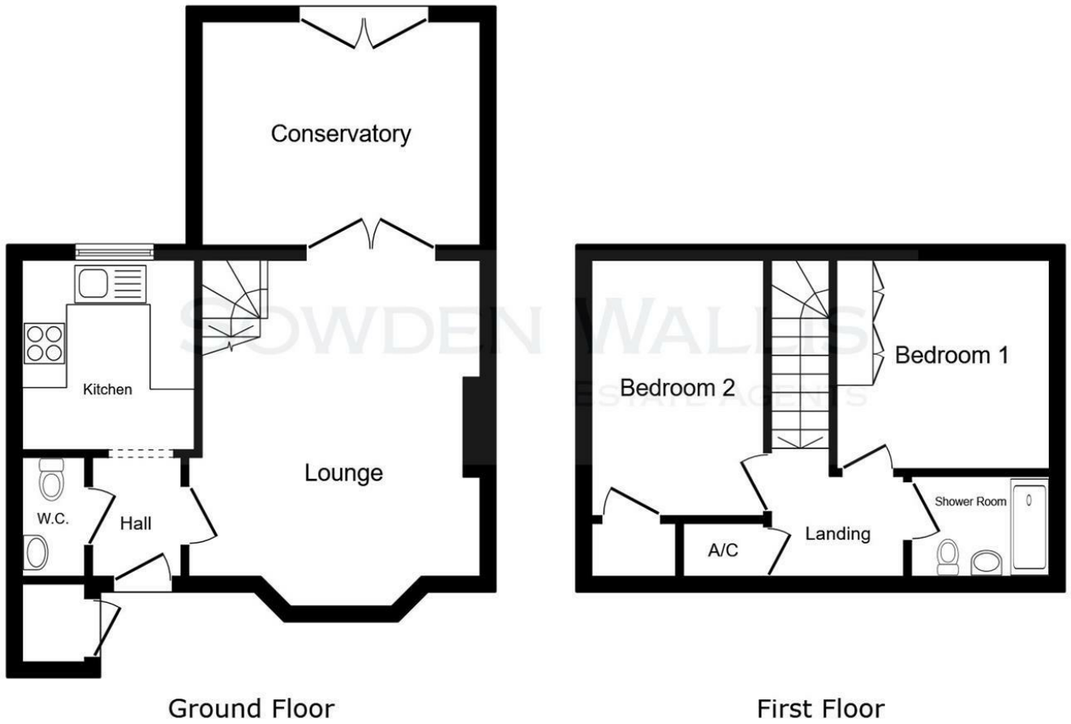
Prinicipal bedroom
3.33m x 2.92m (10'11 x 9'7)

Bedroom Two
3.99m x 2.29m (13'1 x 7'6)

Shower Room

External utility cupboard

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io