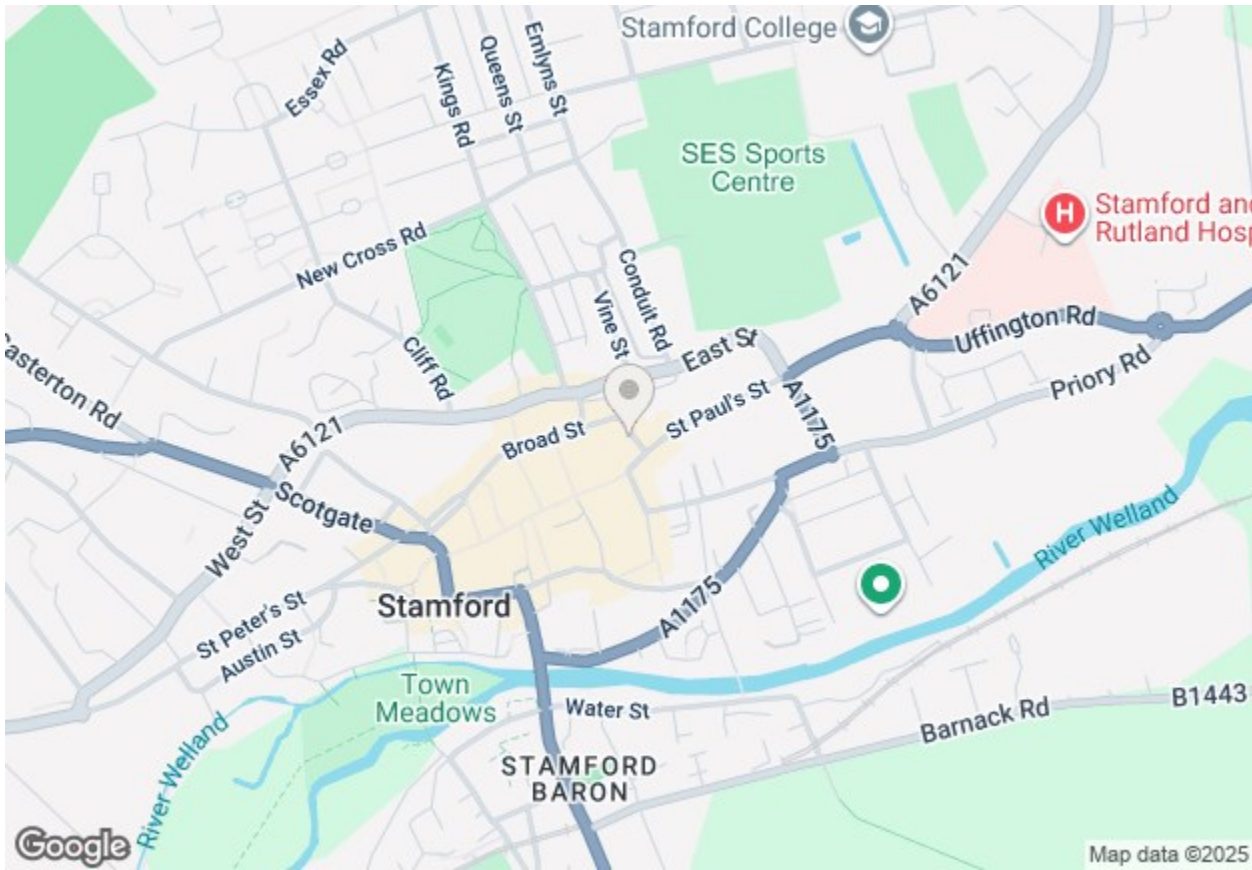




5 Star Lane Mews, Stamford, PE9 1PE

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Set in a gated development in the town centre, this two bedroom detached property has accommodation set across three floors and comes with a spacious lounge/dining room and en-suite shower room to main bedroom. The mews is conveniently located in Stamford's town centre whilst benefiting from being set back off the road creating a quiet and secure location.

The accommodation comprises: - Ground floor: Entrance hall, cloakroom. To the First floor is a lounge/diner and kitchen. The second floor accommodates a double bedroom with en-suite shower room, a further bedroom and the family bathroom. There is also a single garage, making this versatile property the perfect low maintenance lock up and leave.

No upward chain.

Asking Price £355,000 Freehold

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.

- Versatile low maintenance accommodation
 - Two double bedrooms
 - Lounge / Diner
 - Garage
 - Council Tax Band - D
- Gated community in central location
 - En-suite shower room to main bedroom
 - Kitchen
 - No upward chain
 - EPC - C



ACCOMMODATION:

Entrance Hall

Cloakroom/WC

First Floor Landing

Kitchen
3.99m x 1.68m (13'1 x 5'6)

Lounge / Dining Room
6.91m x 3.56m (22'8 x 11'8)

Second Floor

Main Bedroom
3.56m x 3.40m (11'8 x 11'2)

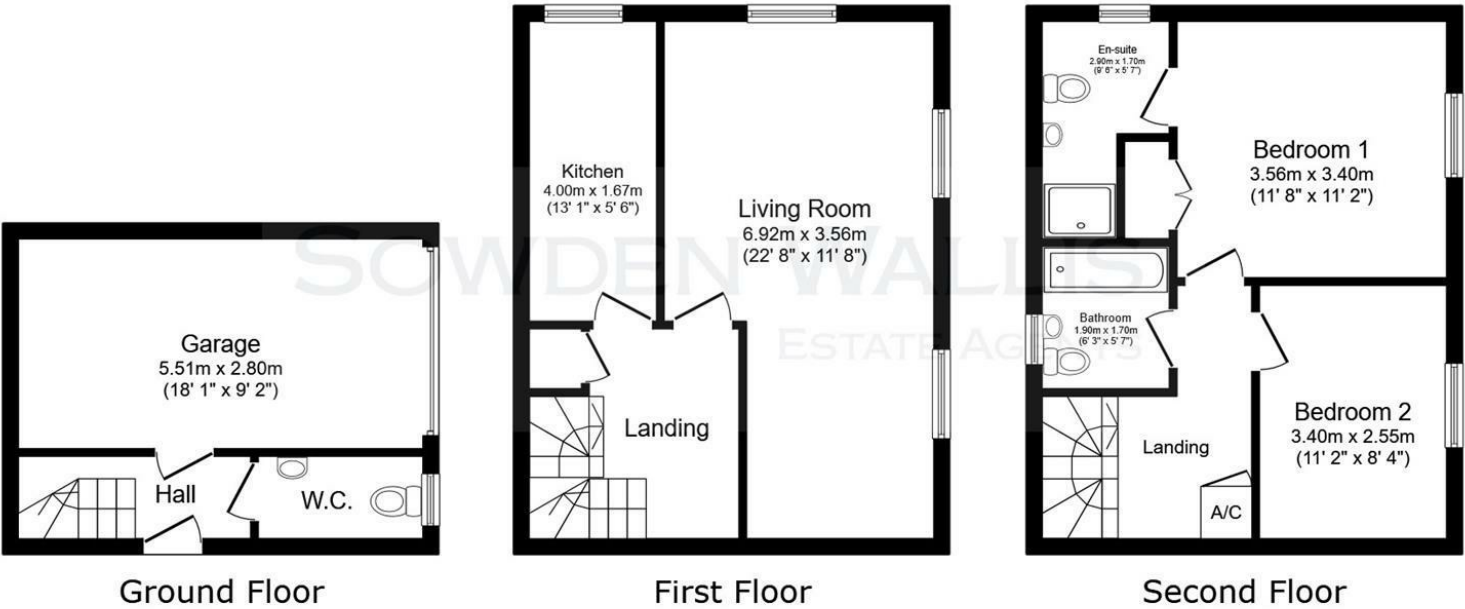
En-Suite Shower Room

Bedroom
3.40m x 2.54m (11'2 x 8'4)

Bathroom/WC

Garage
5.51m x 2.79m (18'1 x 9'2)

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