



11 Maiden Lane, Stamford, Lincolnshire, PE9 2AZ

Guide Price: £650,000 - £660,000

Set in the town centre, this three bedroom character town house comes with three reception rooms as well as an open plan kitchen family room with vaulted ceiling. The beautiful tiled entrance hall is just one of the character features on display and with the accommodation set out across three floors, the property offers versatile living.

Accommodation briefly comprises: - Entrance hall, cloakroom, sitting room, dining room, open plan kitchen family room, study, landing, two double bedrooms, walk-in wardrobe, laundry room, bathroom and a third bedroom on the top floor.

To the rear of the property is an enclosed walled patio and lawn garden.

Guide Price £650,000 Freehold

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		51	
(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		35	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

- Character town house
- Extended to the rear
- Walled patio & lawn garden
- Open plan kitchen family room
- Council Tax Band - D

- Town centre location
- Three bedrooms
- Three reception rooms
- Gas fired central heating
- EPC - E, NO CHAIN



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
3.84m x 3.61m (12'7 x 11'10)

Dining Room
3.94m x 3.00m (12'11 x 9'10)

Store Cupboard

Open Plan Kitchen Family Room
11.40m x 3.18m max, 2.01m min (37'5 x 10'5 max, 6'7 min)

Landing

Master Bedroom
3.63m x 3.61m (11'11 x 11'10)

Walk-in Wardrobe
2.64m x 1.24m (8'8 x 4'1)

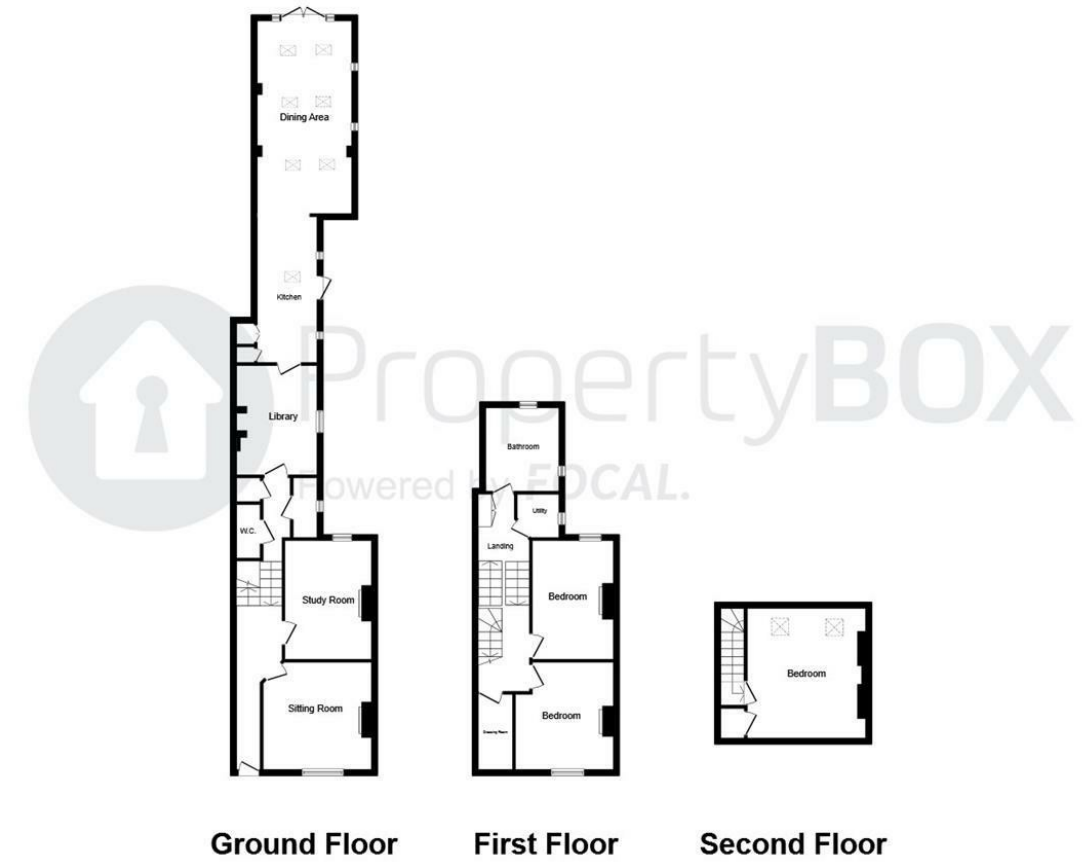
Bedroom Two
3.96m x 3.02m (13' x 9'11)

Family Bathroom
3.18m x 2.72m (10'5 x 8'11)

Laundry Room
1.73m x 1.47m (5'8 x 4'10)

Bedroom Three
3.96m x 3.96m (13' x 13')

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.