

15 Roman Bank, Stamford, PE9 2SS

Set in the highly sought after street of Roman Bank, Stamford - this extended and greatly improved Semi-Detached family home comes with a stunning open plan kitchen/family room, as well as a study area, utility room and separate living room. There are four bedrooms, with an en-suite dressing room and shower room to the main bedroom, three further bedrooms and a feature family bathroom.

Outside, the established rear garden has a substantial patio area leading to an established garden to the rear that back on the Stamford Rugby Club fields.

The accommodation comprises: - Entrance hall, cloakroom, open plan kitchen/family room, utility room, study, living room, landing, main bedroom with en-suite dressing area and shower room, three further bedrooms and a family bathroom.

Additionally, the property features parking numerous vehicles as well as a storage garage.

The location is considered highly desirable making it an excellent choice for those looking to settle in a welcoming neighbourhood.

£3,500 PCM

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		
	73	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



- Extended And Greatly Improved Semi-Detached Property
  - Storage Garage and Extensive Off Road Parking
  - Feature Kitchen / Family Room
  - Established Landscaped Gardens
  - Holding deposit: £807 Deposit: £4038
- Highly Sought After Location
  - En-Suite Dressing Room and Shower Room
  - Further Living Room, Study Area and Utility Room
  - AVAILABLE NOW
  - EPC: C Council Tax: D



ACCOMMODATION:

Hallway

Cloakroom/WC

Living Room

3.38mx 4.01m (11'1x 13'2)

Open Kitchen/Family Room

6.71m x 5.92m (22'0 x 19'5)

Study Area

2.29m x 2.24m (7'06 x 7'04)

Utility Room

3.68m x 2.24m (12'1 x 7'04)

First Floor Landing

Principle Bedroom

4.47m x 3.38m (14'8 x 11'1)

Dressing Room

2.16m max x 3.38m (7'1 max x 11'1)

En-suite Shower Room

Bedroom

3.38m x 3.05m (11'1 x 10'0)

Bedroom

2.69m x 2.34m (8'10 x 7'08)

Bedroom

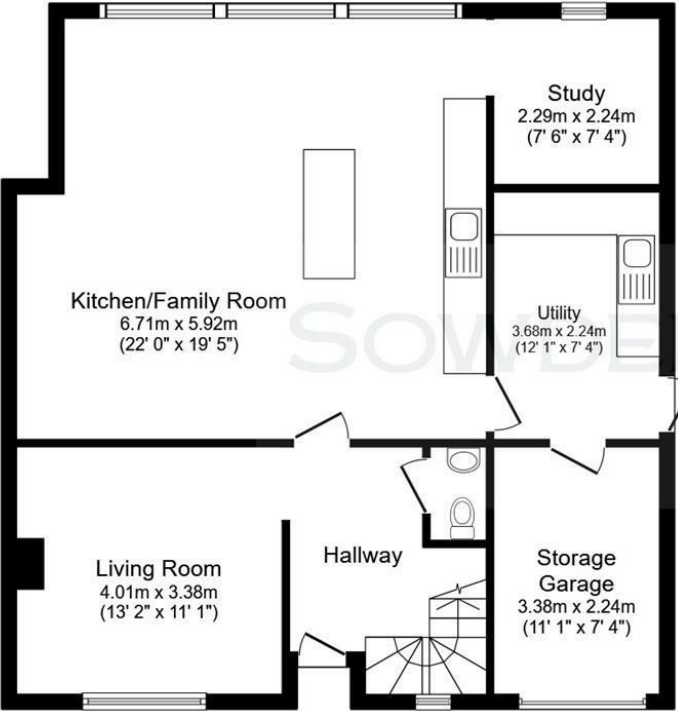
2.18m x 2.21m (7'2 x 7'03)

Bathroom

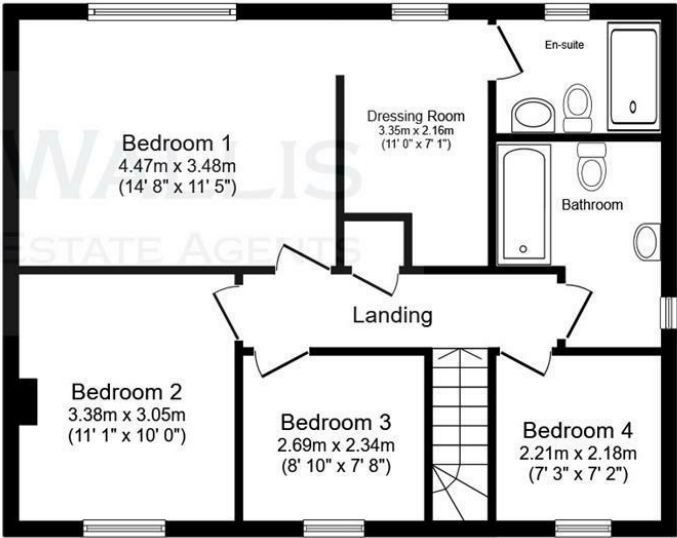
Storage Garage

3.38m x 2.24m (11'01 x 7'04)

FLOOR PLAN:



Ground Floor



First Floor

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](http://www.Propertybox.io)