



11A Maiden Lane, Stamford, PE9 2AZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 the town centre, this three bedroom character town house comes with three reception rooms as well as a stylish open plan kitchen family room with vaulted ceiling. The property has an abundance of character including a tiled entrance hall, original fireplaces and a sash windows.

Leading off the entrance hall is a living room, dining room and storage cupboard. The kitchen offers a modern range cooker and integrated dishwasher and opens up into the stunning extension incorporating a dining area, living space and doors onto the rear garden.

Off the first floor landing are two double bedrooms and a four piece bathroom, and the top floor offers a further double bedroom with ensuite shower room.

To the rear of the property is a landscaped walled garden with patio area and lawn.

£2,500 PCM

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.

- Beautiful Town Centre Property
- Three Double Bedrooms
- Three Reception Rooms
- Landscaped Rear Garden
- Deposit: £2884.61

- Stunning Character Features
- Four Piece Bathroom
- Vaulted Kitchen/Living/Diner
- EPC: D Council Tax: C
- Holding Deposit £576.92



ACCOMMODATION:

Entrance Hallway

Living Room
3.91m x 3.61m (12'10" x 11'10")

Dining Room
3.00m x 3.96m (9'10" x 13')

Kitchen
2.72m x 3.71m (8'11" x 12'2")

Living/Dining Space
6.05m x 3.78m (19'10" x 12'5")

Utility Room

First Floor Landing

Bathroom
2.72m x 3.68m (8'11" x 12'1")

Bedroom 3
3.00m x 3.96m (9'10" x 13')

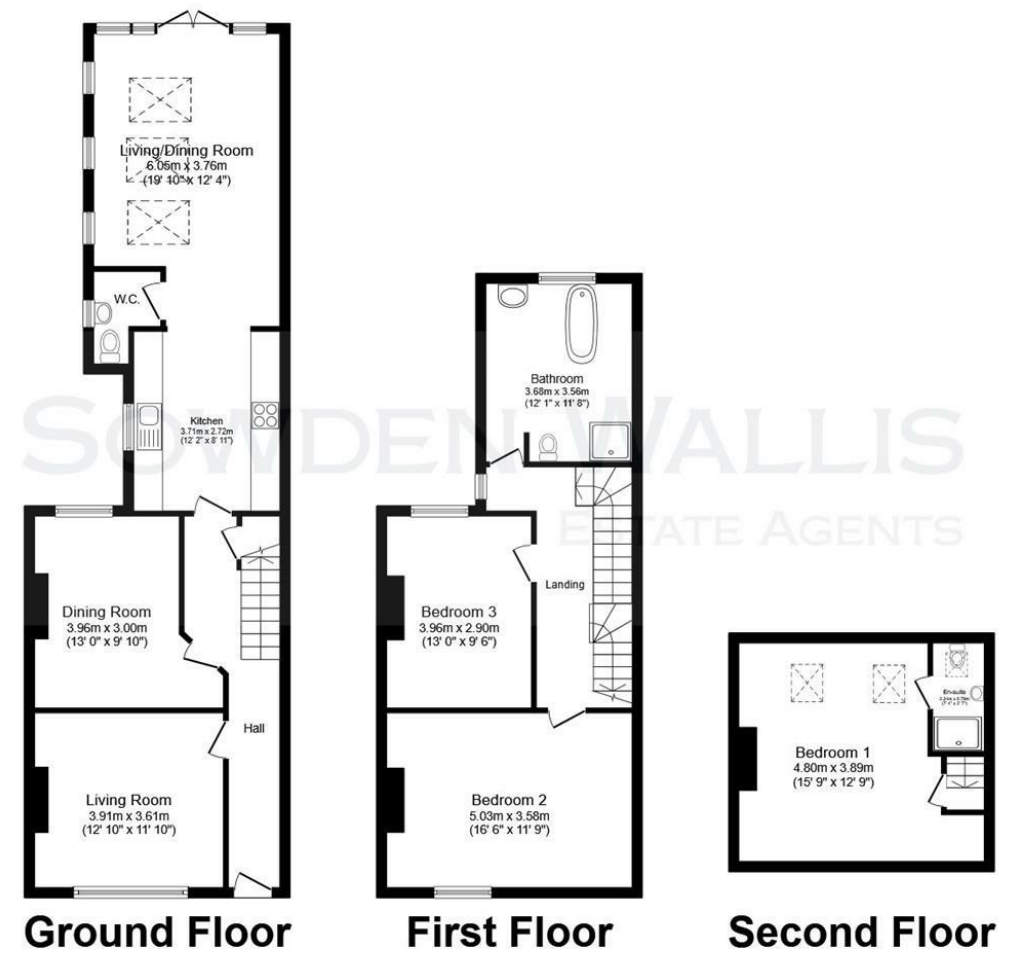
Bedroom 2
3.58m x 5.03m (11'9" x 16'6")

Second Floor Landing

Bedroom 1
4.80m x 2.97m (15'9" x 9'9")

Ensuite

FLOOR PLAN:



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