



5 Duncombs Yard, Stamford, Lincs, PE9 2NR

Set just a few minutes walk from Burghley Park is this unique character cottage tucked away off the main road in a quiet spot.

The cottage comprises entrance hall, two bedrooms and family bathroom on the ground floor, with stairs leading down to the lower ground floor which offers a large lounge/diner with door to an enclosed courtyard garden and a kitchen.

The property also comes with off road parking and a garage.

Viewing is highly recommended.

EPC Rating E. Council Tax Band B. Deposit £1,269. Available immediately.

£1,100 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		49	63
(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		42	57
(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.

- Unique character cottage
- Tucked away location
- Garage & driveway parking
- Council Tax Band - B
- Deposit £1,269

- Close to Burghley Park & Town Centre
- Two bedrooms
- Enclosed courtyard garden
- EPC - E
- Available immediately



ACCOMMODATION:

Entrance Hall

Living Room

4.83m x 4.62m (15'10 x 15'2)

Kitchen

3.73m x 1.83m (12'3 x 6')

Bedroom One

3.94m x 3.15m (12'11 x 10'4)

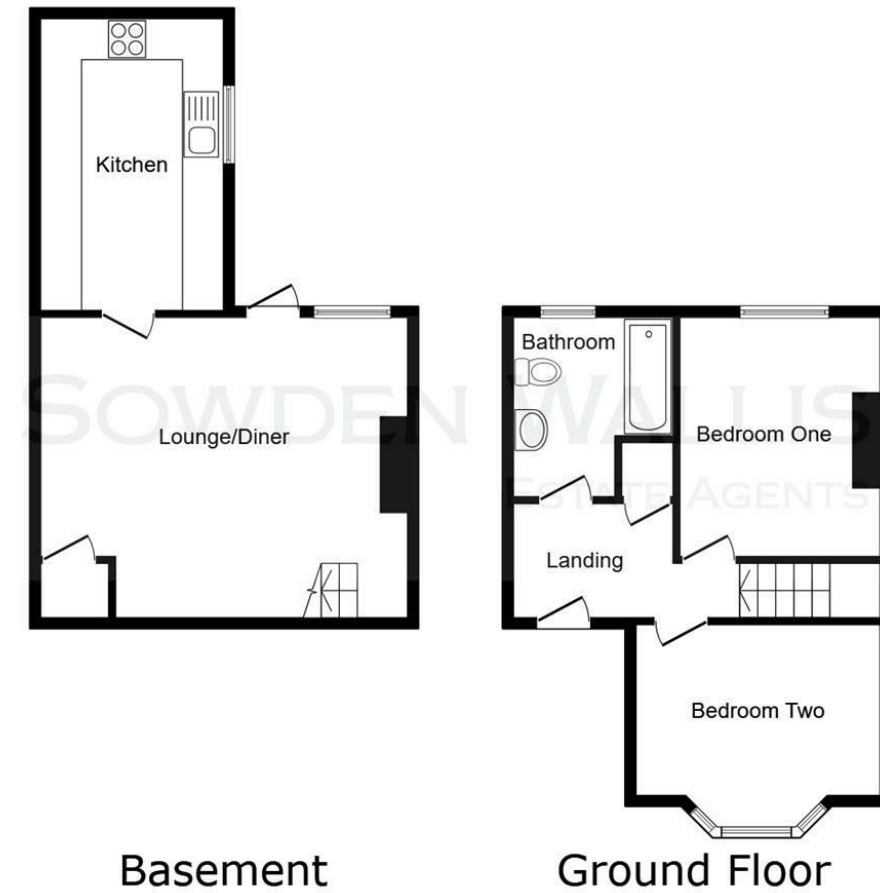
Bedroom Two

2.21m widening to 2.97m x 3.40m (7'3 widening to 9'9 x 11'2)

Bathroom

2.31m x 1.83m (7'7 x 6'0)

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