



Old School Back Lane, Stamford, Lincolnshire, PE9 2FH

LET AGREED PRIOR TO MARKETING

Positioned done a quiet lane, just a stones throw from Stamford Town Centre, this beautifully presented home is a rare find. This stunning cottage benefits from a lovely garden, parking with electric gates and has undergone a full update throughout.

The accommodation includes; entrance porch, refitted kitchen opening into a dining/living area, three good sized bedrooms with storage, an ensuite to the principal bedroom and a family bathroom featuring a roll top bath.

To the side of the property is a beautifully maintained garden with patio and lawned area, alongside a storage shed. The graveled area provides ample parking for 1-2 cars with access via electric gates.

£2,300 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.



- Beautifully presented cottage
  - Driveway with electric gated access
  - Ensuite and family bathroom
  - EPC: D Council Tax: D
- Stones throw from town centre
  - Three good sized bedrooms
  - Modern open plan kitchen/living area
  - Depost: £2653 Holding deposit: £530



ACCOMMODATION:

Porch

Bathroom

Kitchen/diner

6.17m x 3.73m max (20'3 x 12'3 max)

Lounge

5.79m max x 6.17m (19'0 max x 20'3)

Stairs to first floor landing

Prinicple Bedroom

3.38m x 3.07m (11'1 x 10'1)

Ensuite

Bedroom

3.45m x 3.07m (11'4 x 10'1)

Bedroom

3.07m x 2.64m (10'1 x 8'8)

FLOOR PLAN: