



11 Maiden Lane, Stamford, Lincolnshire, 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			
(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	

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.

Leading off the entrance hall is a sitting room, dining room, cloakroom and storage cupboards. The kitchen is accessed via a library room with shelving and fireplace feature wall, and offers a modern range cooker and dishwasher. Off the first floor landing are two double bedrooms, a walk-in wardrobe, laundry room and bathroom, and the top floor offers the main bedroom, with views over the Stamford rooftops.

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

Please note there is no parking space with the property. Please enquire with the local council for details on the residents parking scheme.

£2,100 Per Calendar Month

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
- Three Reception Rooms
- Walled Patio & Lawn Garden
- Council Tax band D

- Town Centre Location
- Three Bedrooms
- Open Plan Kitchen Family Room
- EPC Rating - E
- Deposit - £2423 Holding deposit - £484



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)

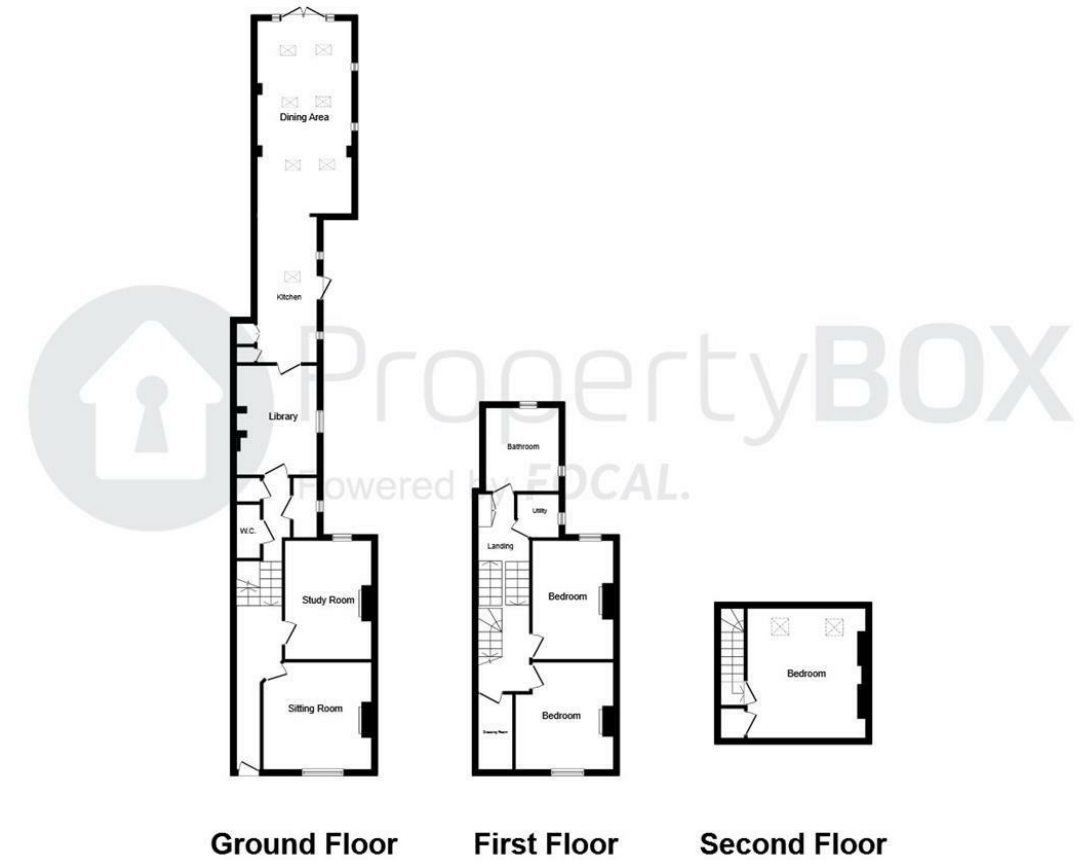
Bedroom Two
3.96m x 3.02m (13' x 9'11)

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.