



## 29 Redcot Gardens, Stamford, PE9 1DL

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">88</span>  <span style="font-size: 2em; font-weight: bold;">74</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	

Set in a tucked away cul-de-sac location within walking distance of the town centre, this three bedroom home comes with a stylish open plan living space that opens on the south facing garden. The property is well presented, comes with gas fired central heating and pleasant views over Stamford from the first floor bedrooms.

The accommodation briefly comprises: - Entrance hall, cloakroom, open plan living kitchen, landing, three bedrooms and a family bathroom.

To the front is a walled garden, off street parking and single garage, whilst to the rear is a south facing lawn garden with decking.

**£1,150 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.



- Tucked away cul-de-sac location
- 6 month Let
- Stylish open plan living kitchen
- Walled front garden
- Council Tax Band - B, EPC - C

- Three bedrooms
- Walking distance to the town centre
- South facing lawn rear garden with decking
- Parking space and detached single garage
- Holding deposit - £265 Deposit - £1326



#### ACCOMMODATION:

##### Entrance Hall

**Cloakroom**  
1.68m x 0.86m (5'6" x 2'10")

**Kitchen Area**  
4.19m x 2.72m (13'9" x 8'11")

**Living Space**  
4.98m x 4.24m (16'4" x 13'11")

##### Landing

**Main Bedroom**  
3.96m x 2.90m (13' x 9'6")

**Bedroom Two**  
3.45m x 2.92m (11'4" x 9'7")

**Bedroom Three**  
3.35m x 1.91m (11' x 6'3")

**Family Bathroom**  
2.69m x 1.91m (8'10" x 6'3")

#### 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)