

21 Drift Road, Stamford, Lincs, PE9 1XA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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	

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.

This 2-bedroom terraced house is available to let in the popular market town of Stamford, offering well-presented accommodation in good condition and a practical layout for day-to-day living.

Inside, the property provides a light and airy living room, along with a modernised kitchen. The two bedrooms offer flexible space for sharers, a couple, or a small family wanting a straightforward home in a well-connected Lincolnshire location.

The principle bedroom benefits from an additional area, ideal as a home office or dressing room - a unique addition to this lovely home.

There is a good selection of schools in and around Stamford, including primary and secondary options, making the area practical for households needing access to education. Road links via the A1 place Peterborough, Grantham and Oakham within reasonable driving distance.

Overall, this 2-bedroom terraced house to let offers straightforward accommodation in a sought-after and well-served town setting.

£995 PCM

- Renovated throughout
- Four piece bathroom suite
- Kitchen breakfast room
- Off road driveway parking



- Close to schools and amenities
- Dressing room to principle bedroom
- Updated central heating system
- EPC: Council Tax: A

ACCOMMODATION:

Entrance Hall

Living Room

3.66m x 4.22m (12' x 13'10")

Kitchen

5.26m (into cupboard) x 2.26m (17'3 (into cupboard) x 7'5")

Landing

Bedroom

4.27m x 4.29m (14' x 14'1")

Dressing Room

2.95m x 1.30m (9'8 x 4'3")

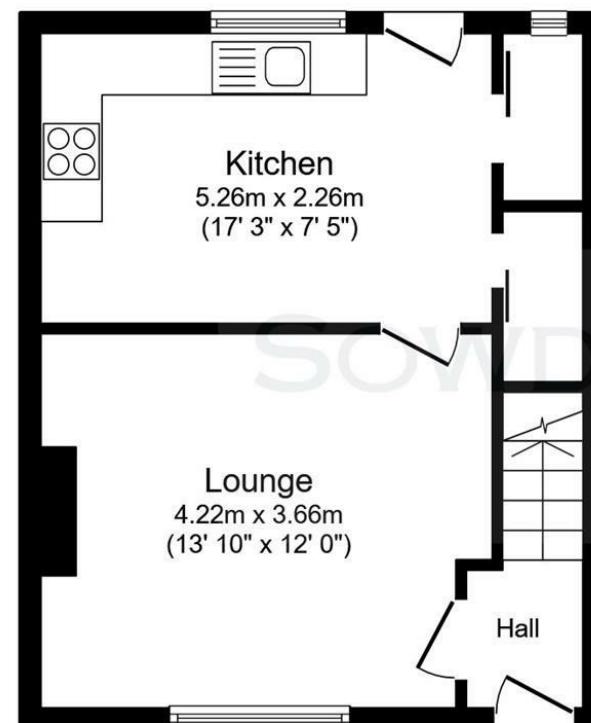
Bedroom

3.18m x 2.24m (10'5 x 7'4")

Bathroom

2.92m x 2.24m (9'7 x 7'4")

FLOOR PLAN:



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