



## 2 Star Lane Mews, Stamford, PE9 1PE

Set in a gated development in the town centre, this three bedroom town house has accommodation set across three floors and comes with a spacious suite on the top floor. The mews is conveniently located in Stamford's town centre whilst benefitting from being set back off the road creating a quiet and secure location.

The accommodation comprises: - Ground floor: Entrance hall, cloakroom, lounge/diner and kitchen. The first floor accommodates a double bedroom with ensuite, a further bedroom and the family bathroom. Completing the layout is the Principal Suite on the top floor that includes an ensuite and built in wardrobes.

The sunny secure courtyard garden houses the outside office offering an additional versatile space. In addition there is an allocated parking space.

**Asking Price £525,000 Freehold**

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

- Very central location
- Allocated parking space
- Three well proportioned bedrooms
- Good size lounge/diner
- EPC: B Council Tax:

- Gated community
- Pretty courtyard garden with home office
- Ensuites to two bedrooms and bathroom
- NO CHAIN



**ACCOMMODATION:**

Entrance Hall

W/C

**Kitchen**  
2.4m x 3.13m (7'10" x 10'3")

**Lounge/Diner**  
3.80m x 4.61m (12'5" x 15'1")

**First Floor Landing**

**Bedroom**  
3.21m x 4.42m (10'6" x 14'6")

**Ensuite**

**Bedroom**  
2.42m x 3.09m (7'11" x 10'1")

**Bathroom**

**Stairway to second floor**

**Bedroom**  
4.60m x 5.76m (15'1" x 18'10")

**Ensuite**

**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](http://www.Propertybox.io)