

## 42 Cromarty Road, Stamford, Lincs, PE9 2TQ

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			
		74	85
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	

This well presented extended three bedroom semi detached home is situated in a popular residential location within walking distance of Malcom Sargent Primary School.

The property offers entrance hall, sitting room with folding door to a dining room, kitchen, study/playroom, WC and storage garage on the ground floor.

To the first floor are three bedrooms, two with built-in wardrobes, and a family bathroom with shower over the bath.

To the rear of the property is an enclosed garden with artificial grass and patio and to the front is a block paved driveway.

**£1,350 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.

- Three bedroom semi detached home
- Popular location close to Malcolm Sargent Primary School
- Good sized lounge diner
- EPC: C Council Tax: C
- Extended to include study area
- Parking and garage store room
- Low maintenance rear garden
- Holding deposit: £311 Deposit: £1557



**ACCOMMODATION:**

**Sitting Room**  
3.61 x 5.00 (11'10" x 16'4")

**Dining Room**  
4.72 x 2.64 (15'5" x 8'7")

**Kitchen**  
5.11 x 2.46 (16'9" x 8'0")

**Study**  
3.23 x 1.78 (10'7" x 5'10")

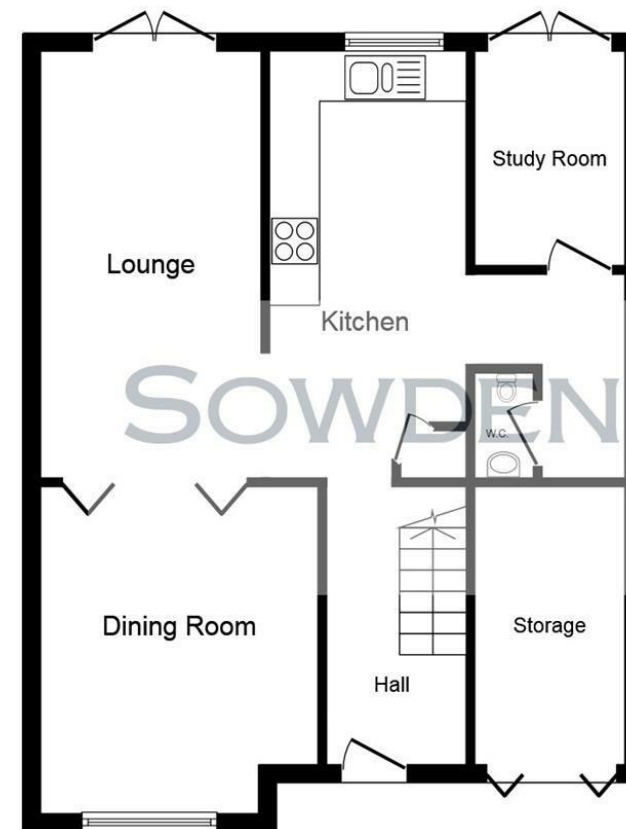
**Bedroom One**  
3.48 x 2.87 (11'5" x 9'4")

**Bedroom Two**  
3.18 x 3.07 (10'5" x 10'0")

**Bedroom Three**  
2.72 x 2.11 (8'11" x 6'11")

**Storage Garage**  
3.33 x 1.80 (10'11" x 5'10")

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

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