



## 22 Queen Street, Stamford, Lincolnshire, PE9 1QS

Providing easy access to local schooling, the Recreation Ground and the town centre, this spacious five bedroom semi-detached town house offers versatile family accommodation set over three floors. The high ceilings and large rooms provide a real feeling of space throughout the property.

On the ground floor is a stylish entrance hall with cloak room, sizable sitting room, breakfast kitchen with centre island, dining room and a superb conservatory. The first floor comprises of the Principal bedroom with en-suite bathroom, two further double bedrooms and a refitted shower room. The top floor consists of two further bedrooms, bathroom and store room.

To the rear of the property is an enclosed patio garden.

Deposit - £2884, Holding Deposit - £576

**£2,500 Per Calendar Month**

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			
		68	81
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			
		61	76
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.



- Spacious town house
- Stunning sitting room with high ceiling
- Large principal bedroom with en-suite
- Close to the town centre
- Deposit - £3444, Holding Deposit - £688

- Five bedrooms
- Stylish kitchen with granite work tops
- Refitted family shower room
- Available from early September 2024
- Council Tax - F, EPC - D



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**

**Sitting Room**  
6.31 x 4.75 (20'8" x 15'7")

**Dining Room**  
3.78 x 3.11 (12'4" x 10'2")

**Kitchen**  
4.42 x 3.79 (14'6" x 12'5")

**Conservatory**  
1.22m.1.52m x 0.91m.11.28m (4.05 x 3.37)

**Landing**

**Master Bedroom**  
4.56 max x 3.82 (14'11" max x 12'6")

**En-suite**  
2.59 x 2.46 (8'5" x 8'0")

**Bedroom Two**  
3.97 x 3.80 (13'0" x 12'5")

**Bedroom Three**  
3.83 x 3.32 (12'6" x 10'10")

**Family Shower Room**  
3.55 x 2.84 (11'7" x 9'3")

**Landing**

**Bedroom Four**  
3.57 x 3.48 (11'8" x 11'5")

**Bedroom Five**  
3.97 x 2.40 (13'0" x 7'10")

**Bathroom**  
3.71 x 3.04 (12'2" x 9'11")

**FLOOR PLAN:**



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