Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	69	
(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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

20 Waverley Gardens, Stamford, Lincs, PE9 1BH

This renovated and extended three bedroom home is located on the popular road of Waverley Gardens, just a short walk from Stamford town center, as well as being convenient for the A1.

The ground floor has been extensively renovated to create a large open plan kitchen living diner, with bifold doors opening on to the rear garden. In addition, there is a further reception room creating a separate office space or play room, as well as a convenient downstairs W/C.

To the first floor is a generous landing space leading to the three well proportioned bedrooms, alongside the modernised family bathroom.

Outside there is a garage and driveway parking for multiple cars and the enclosed rear garden with side access is part paved and laid to lawn.

£1,700 PCM

- Stunning open plan kitchen living area

- Refitted modern bathroom

- Popular road off of Casterton Road

- EPC: C Council Tax: C

- Available September 2025

- Seperate study/reception room

- Off street parking and garage

- Three well proportioned bedrooms

- Deposit: £1961 Holding Deposit: £392

ACCOMMODATION:

Entrance Hallway

Kitchen
4.78m x 4.78m (15'8" x 15'8")

Living area
7.87m x 3.66m (25'9" x 12'0")

Study
4.83m x 2.84m (15'10" x 9'3")
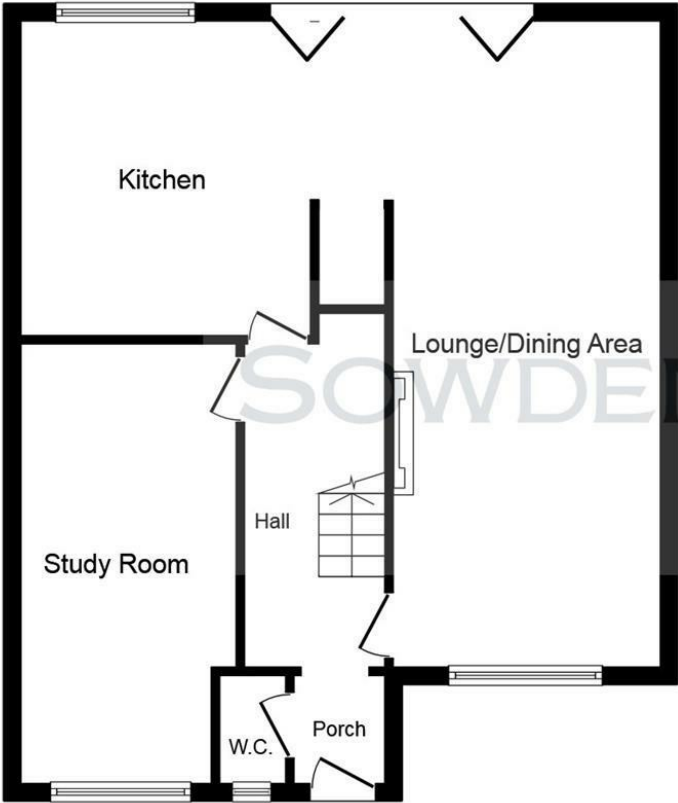
Downstairs W/C

First Floor Landing

Bedroom One
3.86m x 3.25m (12'7" x 10'7")

Bedroom Two
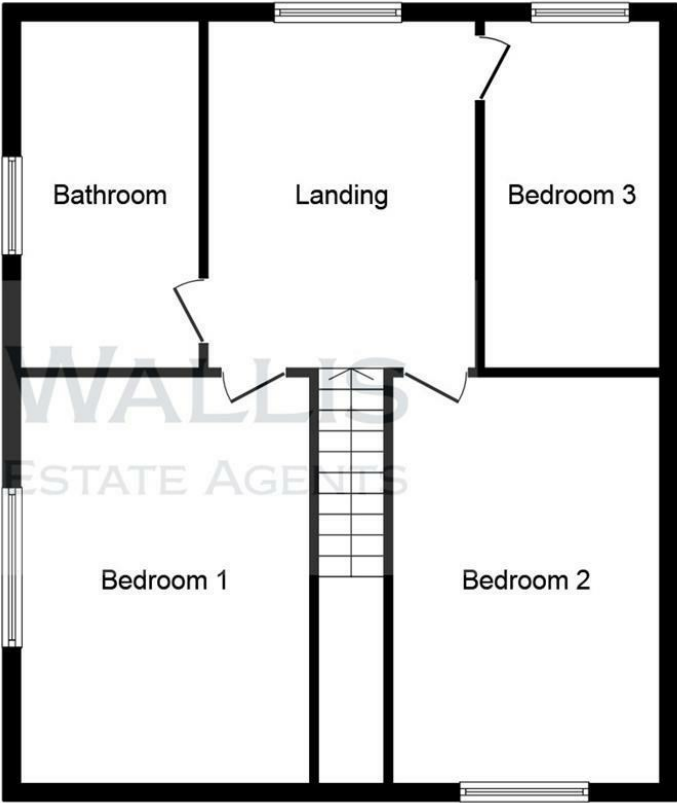3.68m x 3.02m (12'0" x 9'10")

Bedroom Three
2.74m x 2.49m (8'11" x 8'2")

Bathroom

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.