



## 66 Empingham Road, Stamford, Lincolnshire, PE9 2RJ

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

Located close to the town and with easy access to the A1 is this well presented character cottage.

The accommodation comprises of an entrance hall, wc, kitchen with built in oven and hob, sitting room with open fire and further reception room. To the first floor are two double bedrooms, one with built in cupboard and to the second floor is a further bedroom and family bathroom with shower over bath.

The property benefits from gas central heating and an enclosed south facing low maintenance rear garden.

AGENT NOTE: Photos taken prior to the last tenancy

**£1,150 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.



- Modernised Character Home
- Two Reception Rooms
- Enclosed Courtyard Garden
- Walking Distance to Town Centre
- EPC: TBC Council Tax: C

- Three Bedrooms
- Family Bathroom and W/C
- Popular Location with Easy Access to A1
- Modernised Kitchen
- Deposit: £1326 Holding Deposit: £265



#### ACCOMMODATION:

**Entrance Hall**

**W/C**

**Kitchen**

4.93m narrowing to 3.73m x 2.82m narrowing to 1.02 (16'2 narrowing to 12'3 x 9'3 narrowing to 3'4)

**Sitting Room**

3.94m narrowing to 0.94m x 4.95m (12'11 narrowing to 3'1 x 16'3)

**Dining Room**

4.70m x 2.82m (15'5 x 9'3)

**First floor landing**

**Bedroom Two**

3.68m x 2.95m (12'1 x 9'8)

**Bedroom Three**

3.66m x 2.95m (12'0 x 9'8)

**Second floor landing**

**Bedroom One**

4.65m x 2.95m (15'3 x 9'8)

**Bathroom**

**FLOOR PLAN:**