



3 Queens Walk, Stamford, Lincolnshire, PE9 2QF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(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 CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	55
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

To let: a well-presented 2-bedroom terraced house in Stamford, within walking distance of the historic town centre as well as great access to the A1 and other road links.

Downstairs, the property offers two reception rooms: a dining area with a wood-burning stove and a sitting room with decorative fireplace, leading to a fitted kitchen with oven, hob and built-in fridge-freezer. Upstairs are two bedrooms, a dressing area with built-in wardrobe, and a modern bathroom with shower over bath.

Outside, there is a block-paved driveway providing off-road parking to the front, and an enclosed west-facing rear garden with a useful storage shed.

Stamford's charming centre, with its independent shops, cafés and restaurants, is close by, as are green spaces such as the meadows along the River Welland. Stamford railway station offers services to Peterborough in around 15–20 minutes, with onward connections to London King's Cross, making this home practical for both local living and commuting.

£1,150 PCM

- Close to the town centre
- Open plan lounge diner
- Refurbished bathroom
- Block paved off street parking
- Deposit £1326 Holding deposit: £265

- Two bedrooms
- Spacious main bedroom
- South west facing patio & lawn garden
- EPC rating - C Council Tax Band - B
- Available February 2026



ACCOMMODATION:

Entrance Hall

Sitting Room

4.39m x 3.30m (14'5 x 10'10")

Dining Room

3.53m x 3.43m (11'7 x 11'3")

Kitchen

3.28m x 2.29m (10'9 x 7'6")

Landing

Principle Bedroom

4.45m max, 3.43m min x 3.56m (14'7 max, 11'3 min x 11'8")

Bedroom Two

2.31m x 2.16m (7'7 x 7'1")

Dressing Room

2.16m into wardrobes x 1.32m (7'1 into wardrobes x 4'4")

Bathroom

2.08m x 1.83m (6'10 x 6')

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.