

## 11 Sovereign Way, Stamford, Lincolnshire, PE9 2BY

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	

Set on the new development of Stamford Meadows, is this 2 bedroom semi-detached property, finished to a high standard, featuring a modern kitchen with integrated appliances and wood-effect flooring throughout the downstairs.

Leading in through the entrance is the lounge, cloakroom, and kitchen finished to a high, modern standard. Off the first floor landing is the principle bedroom overlooking the rear of the property, second bedroom with built in storage and bathroom with shower over the bath.

The property is complete with driveway parking for 2 cars and to the rear is generously sized enclosed garden, which is undergoing landscaping at present.

**£1,050 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.

- New build property
- Two bedrooms
- Modern decor throughout
- Deposit - £1211 Holding Deposit - £242
- Driveway parking
- Large rear garden
- Council Tax Band - TBC, EPC - B
- AVAILABLE IMMEDIATELY



**ACCOMMODATION:**

**Lounge**  
3.68m x 4.06m (12'01" x 13'04")

**W/C**  
1.04m x 1.78m (3'05" x 5'10")

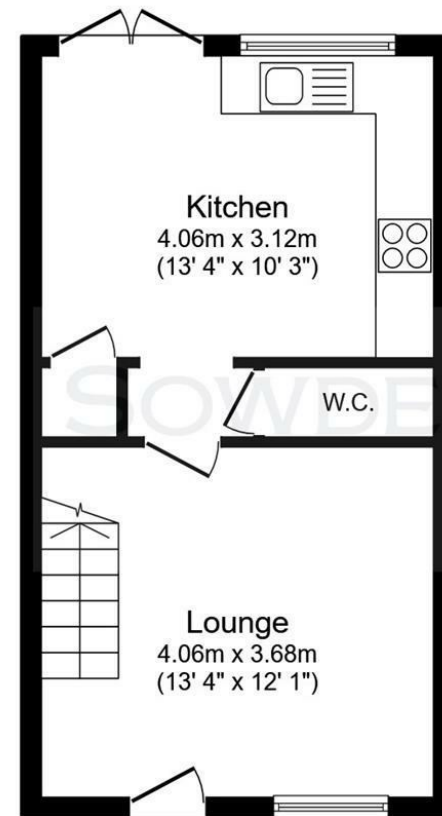
**Kitchen/Diner**  
3.12m x 4.06m (10'03" x 13'04")

**Main Bedroom**  
3.12m x 4.06m (10'03" x 13'04")

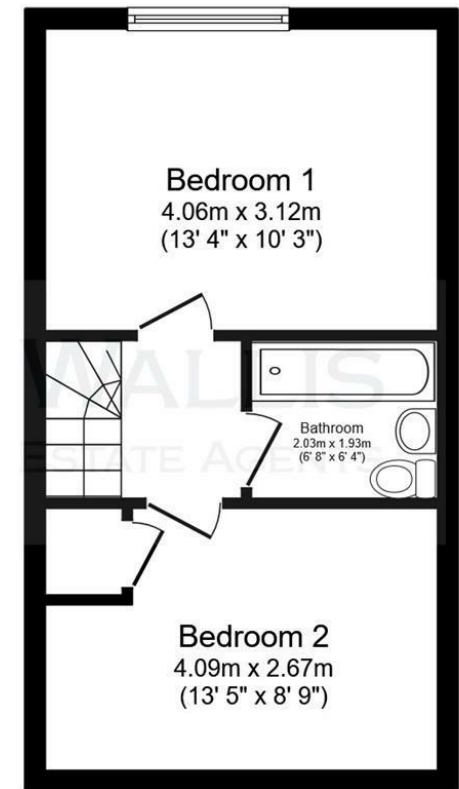
**Bathroom**  
1.83m x 2.44m x 1.93m (6'8" x 6'04")

**Second Bedroom**  
2.67m x 4.09m (8'09" x 13'5")

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)