

108 Lonsdale Road, Stamford, Lincolnshire, PE9 2SF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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		
(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.

This detached 4-bedroom house is available to let in the popular market town of Stamford, offering practical family accommodation in great condition throughout.

On the ground floor, there are two reception rooms, providing flexible space for living and dining or a playroom/home office setup. A separate kitchen serves as the hub of the home, with easy access to the rest of the ground-floor accommodation. Upstairs, you'll find four bedrooms and a family bathroom, making this property well suited to families needing extra space. The house has been recently renovated so is modern and in well presented throughout. Externally, there is a good size garden benefitting from open views over Stamford Rugby Field. To the front is ample off street parking and a garage.

Families benefit from access to well-regarded local schools in the town and surrounding area, along with a good range of sports and community facilities. For commuters, Stamford railway station provides services to Peterborough in around 15–20 minutes, where you can connect to fast services to London King's Cross, as well as routes towards the north. Road links via the A1 make travel by car straightforward to Peterborough, Grantham and beyond.

This 4-bedroom detached house to let in Stamford offers balanced family accommodation with two reception rooms and convenient access to the town's amenities, schools and transport links.

£1,950 PCM

- Renovated detached family home
- Four bedrooms
- Updated kitchen and flooring throughout
- Easy access to local schooling & the town centre
- Holding deposit: £450 Deposit: £2250

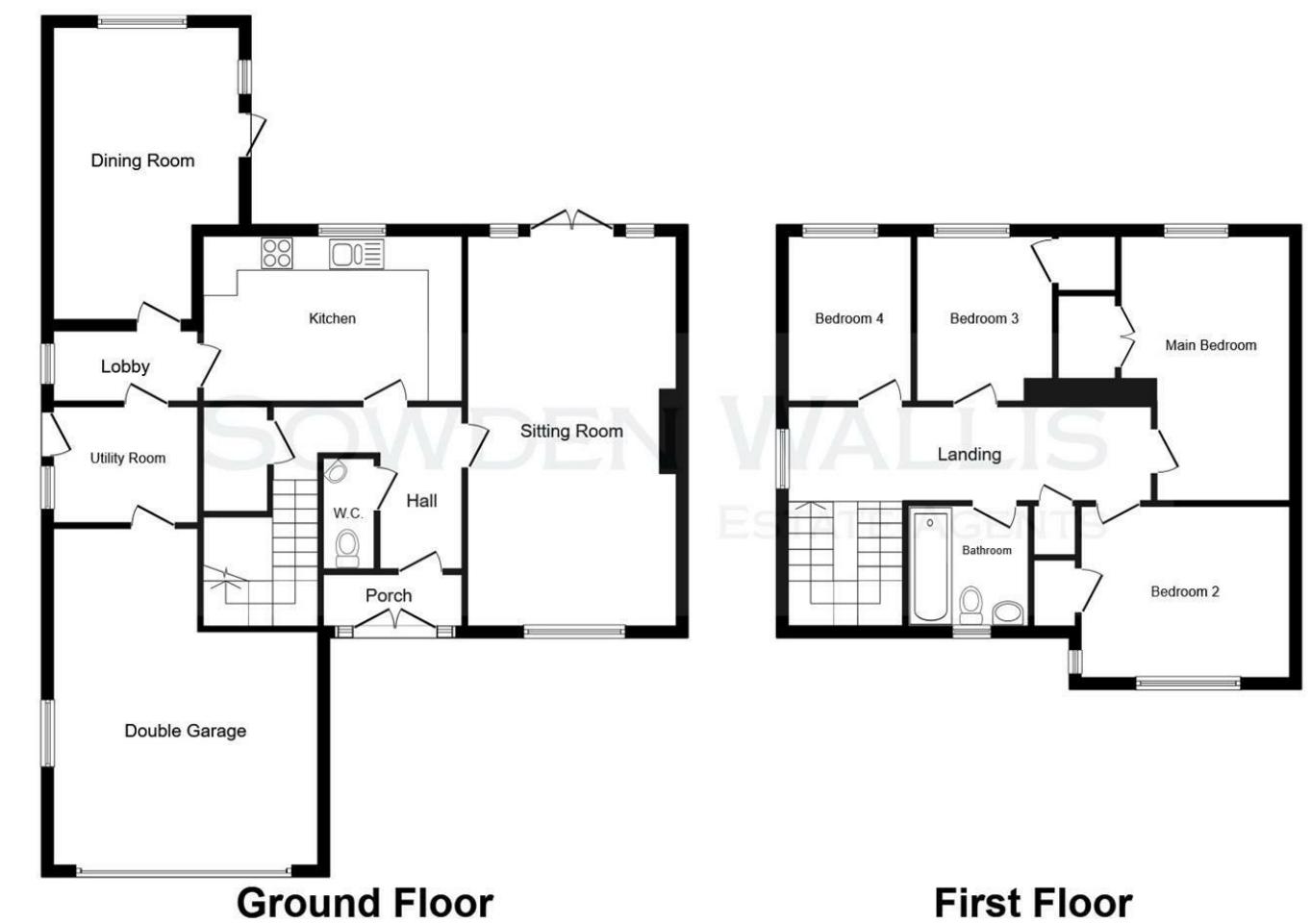


- Backs onto Empingham Rd playing field
- Two reception rooms
- Ample off street parking & double garage
- Council Tax Band - E EPC - D

ACCOMMODATION:

- Entrance Porch
- Hallway
- Cloakroom
- Sitting Room
6.91m x 3.71m (22'8 x 12'2)
- Kitchen
4.60m x 2.92m (15'1 x 9'7)
- Dining Room
5.08m x 3.30m (16'8 x 10'10)
- Lobby
2.57m x 1.24m (8'5 x 4'1)
- Utility Room
2.57m x 2.06m (8'5 x 6'9)
- Principal Bedroom
3.94m x 3.00m (12'11 x 9'10)
- Bedroom Two
3.71m x 2.87m (12'2 x 9'5)
- Bedroom Three
2.92m x 2.41m (9'7 x 7'11)
- Bedroom Four
2.92m x 2.18m (9'7 x 7'2)
- Family Bathroom
2.13m x 1.96m (7' x 6'5)
- Double Garage
5.97m x 4.70m (19'7 x 15'5)

FLOOR PLAN:



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