

## 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Set backing onto the Empingham Road playing fields, this modernised four bedroom detached family home provides easy access to local schooling, the town centre and A1. Having just undergone renovation throughout, including a new kitchen, utility room, flooring, decoration and doors throughout, this is one not to be missed!

Accommodation comprises: - Entrance porch, hallway, sitting room, kitchen, dining room, lobby, utility room, cloakroom, landing, four bedrooms and a family bathroom.

To the front of the property is ample off street parking that leads to a double garage, whilst to the rear is a patio and lawn garden.

**£2,000 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.

- Renovated detached family home
- Four bedrooms
- Brand new kitchen and flooring throughout
- Easy access to local schooling & the town centre
- Holding deposit: £461 Deposit: £2307

- 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)

Landing

Principal Bedroom  
3.94m x 3.00m (12'11 x 9'10)

Bedroom Two  
3.71m x 2.87m (12'2 x 9'5)

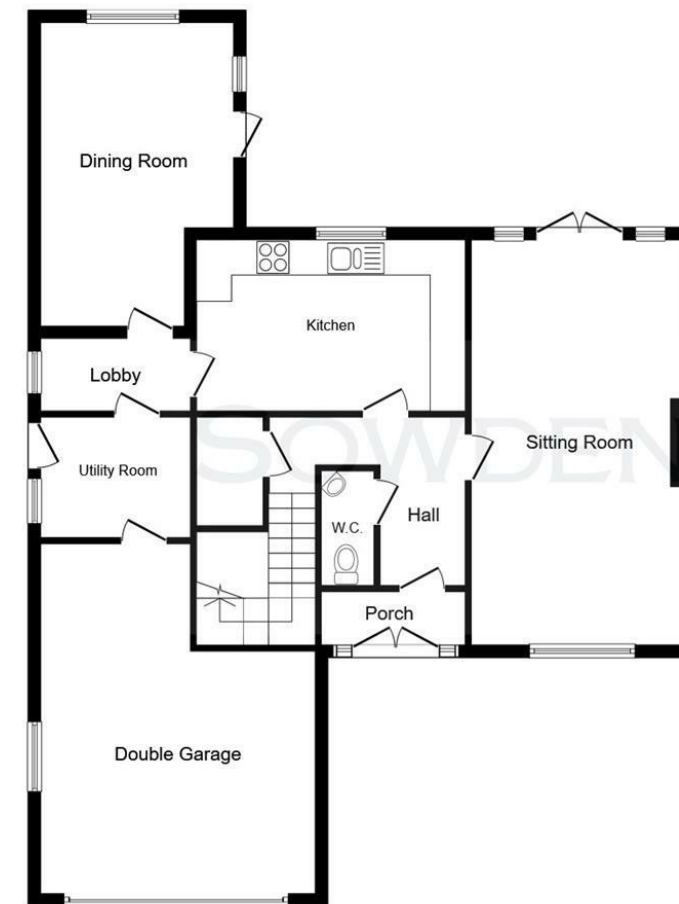
Bedroom Three  
2.92m x 2.41m (9'7 x 7'11)

Bedroom Four  
2.92m x 2.18m (9'7 x 7'2)

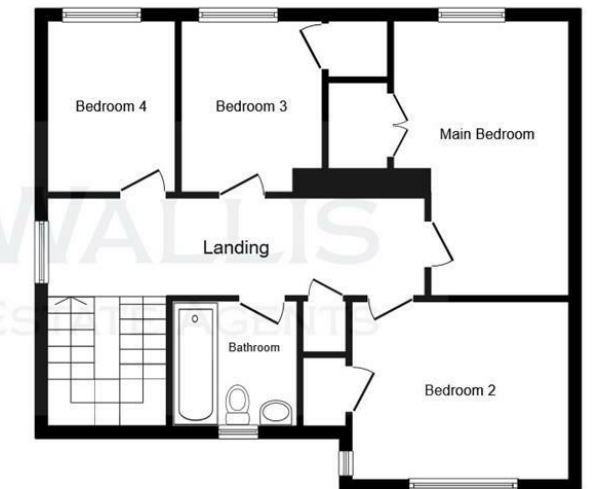
Family Bathroom  
2.13m x 1.96m (7' x 6'5)

Double Garage  
5.97m x 4.70m (19'7 x 15'5)

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

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