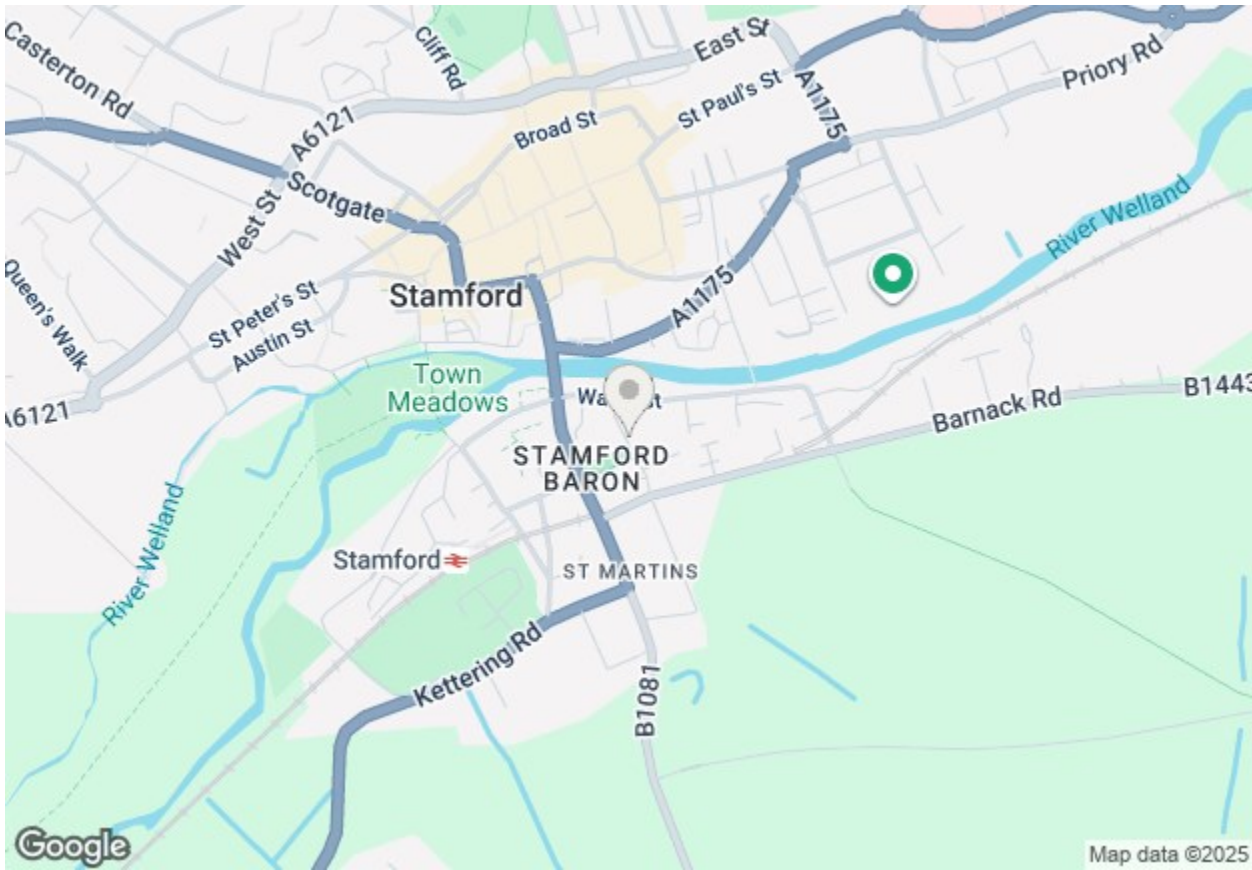




14 Lumbys Terrace, Stamford, Lincs, PE9 2NS

This stunning Grade II listed town house is situated just a few minutes walk from the town centre and a stones throw from Burghley Park.

The accommodation, which is laid over four floors comprises entrance hall, sitting room with decorative fireplace, kitchen with built in fridge, freezer, dishwasher and oven, main bedroom with ensuite, further double bedroom and bathroom.

The property benefits from a small rear courtyard garden, landscaped front garden and two parking spaces.

£1,350 PCM

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	52	
(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	44	45
(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.

- Town centre location
 - Modern kitchen
 - Easy access to the A1 and A43
 - EPC: E Council tax: C
- Stones throw from Burghley Park
 - Parking and courtyard garden
 - Beautiful quirky character home
 - Holding deposit: £311 Deposit: £1557



ACCOMMODATION:

Entrance Hallway

Living room
3.61 x 3.66 (11'10" x 12'0")

Kitchen/breakfast room
4.05 x 3.34 (13'3" x 10'11")

Bathroom

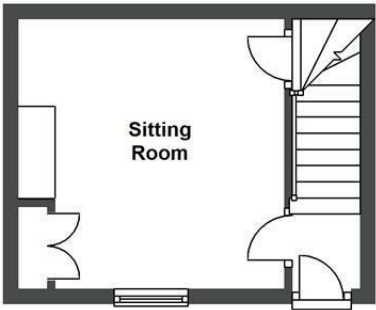
Bedroom
3.31 x 3.66 (10'10" x 12'0")

Bedroom
4.62 x 2.67 (15'1" x 8'9")

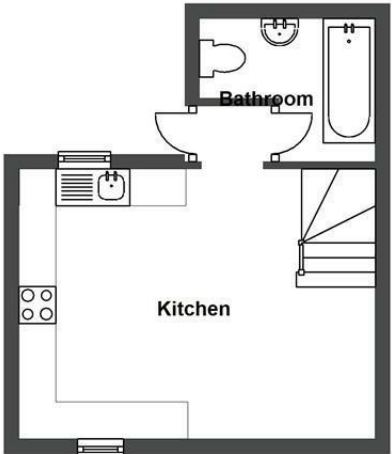
Ensuite

FLOOR PLAN:

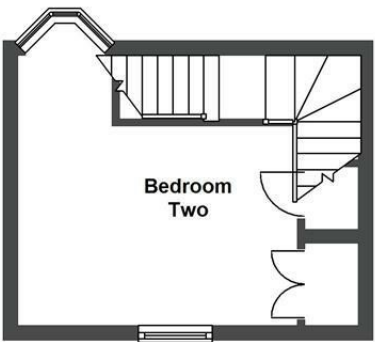
Ground Floor



Basement



First Floor



Second Floor

