

## 12 Melbourne Road, Stamford, Lincolnshire, PE9 1UD

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		

Positioned within walking distance of the town centre and benefiting from a great size garden and parking, is this extended two bedroom home. Renovated to a high standard, this terraced home has a lovely balance of character features and modern luxuries.

The accommodation in brief comprises; entrance hallway, living room, open plan kitchen/living/diner, utility/wc, large main bedroom with built in wardrobes, second bedroom and a large four piece bathroom.

To the rear is a generous garden mainly laid to lawn with a decking area and raised flower beds. To the front is driveway parking.

**£325,000 Freehold**

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.

- Beautifully renovated character home
- Large four piece bathroom
- Separate living room
- Close to town centre and local amenities
- EPC:

- Two bedrooms
- Extended kitchen/living/diner
- Generous rear garden
- Off street parking
- Council tax: B



**ACCOMMODATION:**

**Entrance Hall** 2.97m x 2.51m (9'9 x 8'3)

**Lounge**  
2.69m x 3.23m (8'10 x 10'7)

**Kitchen Diner**  
7.06m x 5.11m narrowing to 3.02m (23'02 x 16'9  
narrowing to 9'11)

**Utility/WC**

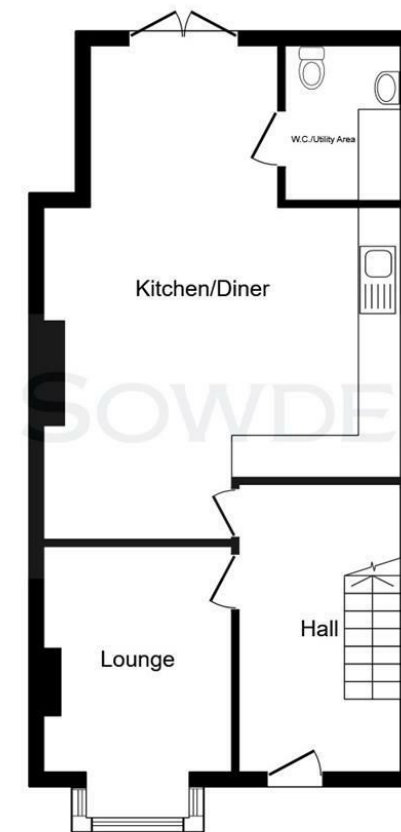
**First floor landing**

**Bedroom**  
16'9 x 9' (52'5" x 29'6")

**Bedroom**  
3.94m x 2.54m (12'11 x 8'4)

**Bathroom**

**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