



2 Weston Mews, Foundry Road, Stamford, Lincs, PE9 2PP

This well presented home is positioned just a stones throw away from Stamfords town centre, as well as other local amenities, supermarkets and the A1. Upon entering the property, you will be greeted by a fresh and inviting atmosphere, as the house has been recently recarpeted throughout, providing a clean and modern feel. The spacious layout allows for versatile living, making it an ideal home. The modern kitchen offers built in appliances including a washing machine, oven, brand new fridge/freezer and a new electric hob.

One of the standout features of this property is the lovely walled courtyard garden. This private outdoor space is perfect for enjoying a morning coffee or hosting gatherings with friends and family. The garden offers a tranquil retreat from the hustle and bustle of daily life, allowing you to unwind in a peaceful low maintenance setting.

With its prime location, modern updates, and charming outdoor space, this house in Weston Mews presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in Stamford. Don't miss the chance to make this delightful property your new home.

£1,000 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(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 <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

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.



- Two bedroom home
  - Four piece bathroom suite
  - Kitchen with integrated appliances
  - EPC: Council tax: C
- Recently refitted carpets
  - Pretty courtyard garden
  - Close to town centre
  - Holding deposit: £230 Deposit: £1153



ACCOMMODATION:

Entrance hallway

Living room

3.33m x 3.53m (10'11" x 11'6")

Kitchen diner

4.45m x 2.84m (14'7" x 9'3")

Rear Hallway

Downstairs W/C

Landing

Bedroom

3.66m x 3.43m (12'0" x 11'3")

Bedroom

2.82m x 1.85m (9'3" x 6'0")

Bathroom

FLOOR PLAN:



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