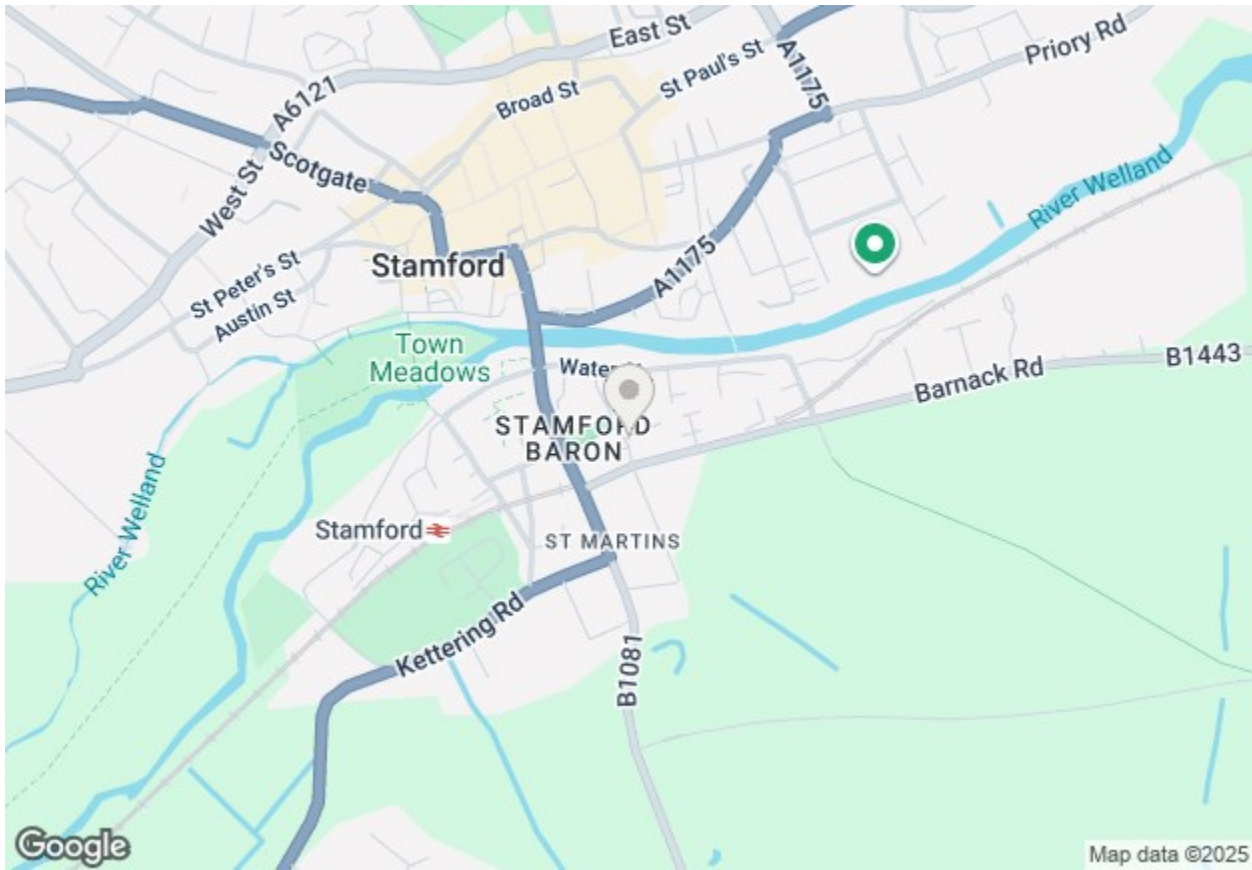




5 Duncombs Yard, Stamford, Lincs, PE9 2NR

Nestled in the charming cul de sac of Duncombs Yard, this delightful two-bedroom cottage offers a perfect blend of modern living and traditional character. The quirky design and layout creates a charming and characterful home, just a stones throw from Stamfords town centre and opposite Burghley Park.

On the entrance floor level are the two generous bedrooms, one of which featuring a bay window. There is also the family bathroom and airing cupboard. Off the entrance hall comes the staircase leading down to the living room and the modern kitchen. The living room benefits from a brand new Upvc patio door, leading onto the pretty cottage style garden.

Externally, the rear garden benefits from an access gate and shared stone storage shed. To the front is a graveled area currently being used as a garden space but historically used for parking. The property is positioned at the end of Lumbys Terrace with great access to the town, Burghley Park and the A1.

£1,150 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.

- Unique character cottage
 - Enclosed courtyard garden
 - Available Beginning September
 - Council Tax Band - B, EPC - E
- Close to Burghley Park & Town Centre
 - Garage & driveway parking
 - Holding Deposit £265, Deposit £1326



ACCOMMODATION:

- Living Room**
4.83m x 4.62m (15'10 x 15'2)

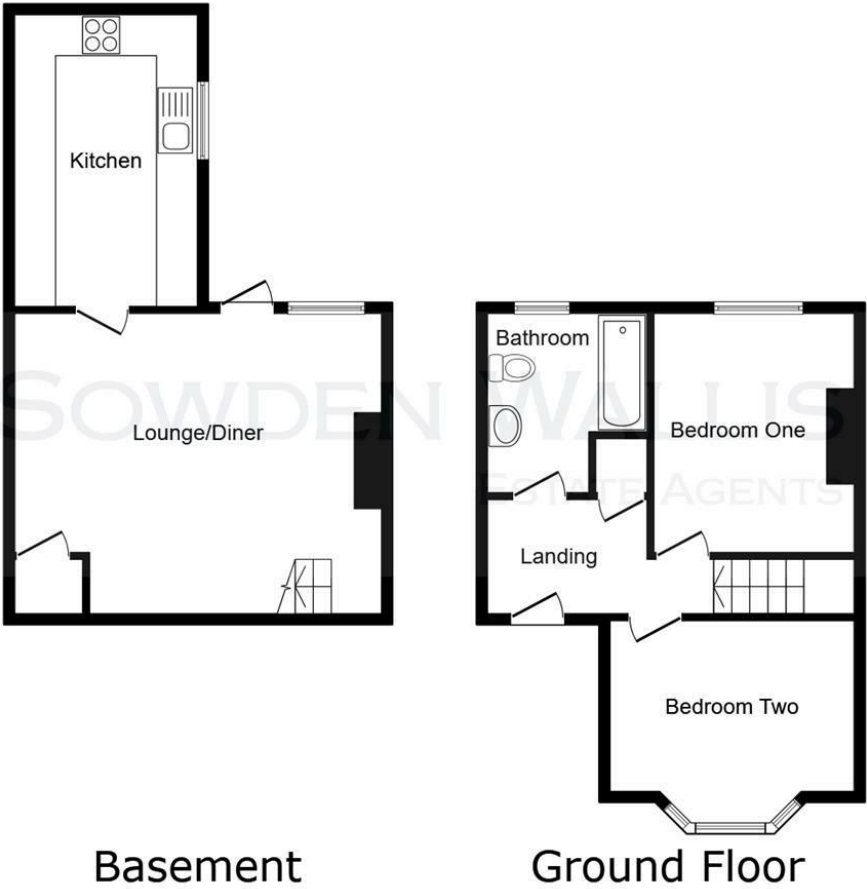
Kitchen
3.73m x 1.83m (12'3 x 6')

Bedroom One
3.94m x 3.15m (12'11 x 10'4)

Bedroom Two
2.21m widening to 2.97m x 3.40m (7'3 widening to 9'9 x 11'2)

Bathroom
2.31m x 1.83m (7'7 x 6'0)

FLOOR PLAN:



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