



**Trinity Road,**  
Stamford, Lincolnshire, PE9 1BP

**NEWTON**FALLOWELL 



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Stamford, Lincolnshire, PE9 1BP  
£750 Per Calendar Month**

A Great opportunity to purchase a three bedroom mid terrace within walking distance to Stamford's town centre, close to local amenities and boasts an extended porch, large conservatory, two receptions, a modern kitchen and low maintenance rear garden.

The property is arranged over two floors, initially greeted via an extended porch which opens into the entrance hall with downstairs cloakroom, handy storage cupboard and stairs leading to the first floor. To one side is the light lounge with a feature fireplace and laminate flooring, a door way from the lounge leads into another reception room currently being used as an office but offers possibilities to be made into one long lounge or a kitchen diner. Completing downstairs is the modern kitchen with a wealth of units, integrated appliances, pantry and a large conservatory benefiting from tiled flooring and a handy storage cupboard. To the first floor, the landing connects two well balanced double bedrooms, a large single bedroom and a three piece bathroom mostly tiled. All the bedrooms benefit from built in wardrobes.

Outside the property, there is a low maintenance frontage being laid to block paving whilst to the rear of the property, you'll find a little sun trap, being fully enclosed and private, minimal maintenance with planted borders.





**Porch**

6'7 x 6'2 (2.01m x 1.88m)

**Entrance Hall**

14'2 x 6'2 (4.32m x 1.88m)

**Cloakroom**

5'7 x 2'5 (1.70m x 0.74m)

**Lounge**

14'2 x 11'6 (4.32m x 3.51m)

**Dining Room**

10'10 x 9'9 (3.30m x 2.97m)

**Kitchen**

11'5 x 7'10 (3.48m x 2.39m)

**Conservatory**

14'1 x 7'2 (4.29m x 2.18m)

**Outhouse/Storage Cupboard**

7'2 x 3'9 (2.18m x 1.14m)

**Landing**

10'5 x 6'3 (3.18m x 1.91m)

**Master**

14'1 x 10'3 (4.29m x 3.12m)

**Bedroom Two**

11'5 x 9'4 (3.48m x 2.84m)

**Bedroom Three**


8'11 x 8'3 (2.72m x 2.51m)

**Bathroom**

7'5 x 5'5 (2.26m x 1.65m)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</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	

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