



Lambert Mews Stamford, PE9 2GL

Well presented, spacious 3 Bedroom townhouse, located on Lambert Mews just off Water Street, a stone's throw away from the centre of Stamford. Situated in a discrete position, this property boasts generous accommodation with the added benefit of outside space, a driveway and garage.

£1,395 PCM

Lambert Mews

Stamford, PE9 2GL



- Located a Short Walk to Stamford Centre
- Large Kitchen/ Breakfast Room
- Available Mid April
- 3 Bedrooms with Storage
- Additional Utility Room
- EPC Rating - D
- Driveway and Single Garage
- Courtyard Garden
- Please refer to attached Material Information disclosures document below

Entrance

Kitchen/Breakfast Room

16'3" x 13'9" (4.95 x 4.19)

Utility room

First Floor Landing

Living Room

15'9" x 13'9" (4.80 x 4.19)

Bedroom

6'11" x 7'7" (2.11 x 2.31)

Bathroom

Second Floor Landing

Master Bedroom

15'9" x 13'9" (4.80 x 4.19)

En Suite

Bedroom

9'2" x 10'6" max (2.79 x 3.20 max)

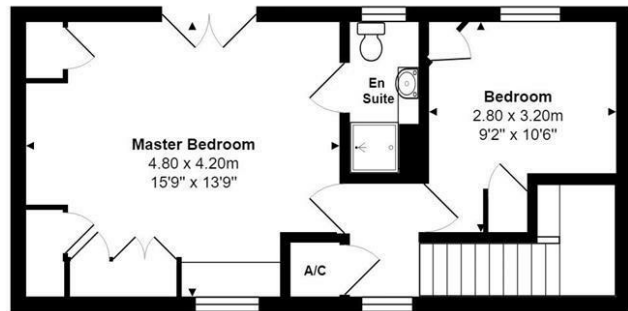
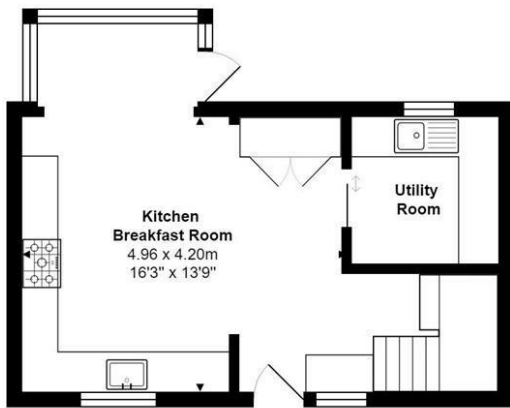


Directions

Please use post code PE9 4BW for Sat Nav assistance



Floor Plan



Lambert Mews, Stamford
Total Area: 109.4 m² ... 1178 ft²
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	