



## Maiden Lane Stamford, PE9 2AZ

This charming period property, located on Maiden Lane in the historic centre of Stamford Town, features 3 reception rooms and 3 bedrooms. It has been tastefully extended and updated over the years, showcasing a blend of period charm and modern finishes. The property also boasts a delightful fully enclosed rear garden. Its spacious interior is truly deceptive and must be seen in person to fully appreciate all the property has to offer.

£2,500 Per Calendar Month

# Maiden Lane

Stamford, PE9 2AZ



- Town Centre Location
- Enclosed Rear Garden with Patio and Lawned Area
- Large 27' Family Room opening onto Garden
- 3 Reception Rooms & Separate Fitted Kitchen
- Period Property - Charm & Character Throughout
- Available from 21/06/2024
- 3 Double Bedrooms
- Family Bathroom with Roll Top Bath & Separate Walk in Shower, En-suite to Bed 3 + Cloakroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

## Living Room

13'0 x 12'0 (3.96m x 3.66m)

## Dining Room

13'0 x 13'0 (3.96m x 3.96m)

## Kitchen

13'0 x 9'1 (3.96m x 2.77m)

## Family Room

27'3 x 12'6 (8.31m x 3.81m)

## Utility/Cloaks

## First Floor Landing (Split Level)

## Bedroom 1

16'9 x 12'2 (5.11m x 3.71m)

## Bedroom 2

12;11 x 10'2 (3.66m;3.35m x 3.10m)

## Family Bathroom

12'5 x 9'2 (3.78m x 2.79m)

## 2nd Floor Landing

## Bedroom 3

16'9 x 15'5 (5.11m x 4.70m)

## Ensuite

## Enclosed Rear Garden with Patio



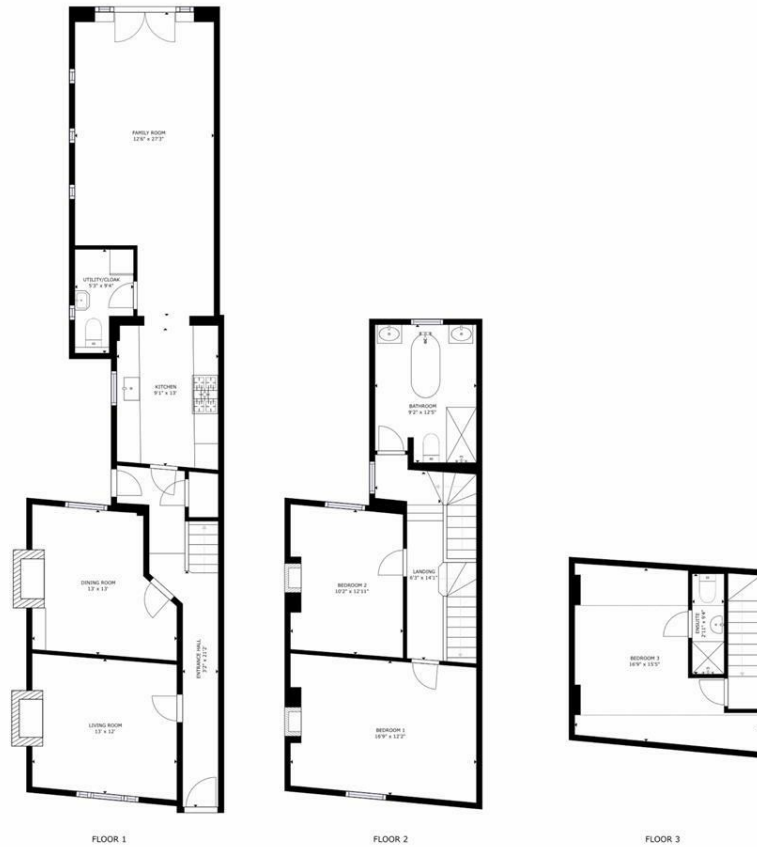
## Directions

Please use the following postcode for Sat Nav guidance - PE9 2AZ





# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 942 sq ft, FLOOR 2: 579 sq ft, FLOOR 3: 173 sq ft  
 REDUCED HEADROOM: 58 sq ft  
 TOTAL: 1694 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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>		58	
(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	<b>76</b>