



## Queens Walk Stamford, PE9 2QE

This extended 4-bedroom, 3 reception room family home with a generous enclosed rear garden is situated towards the top end of this extremely popular residential area and offers deceptively spacious accommodation arranged across two floors. Close to the Town centre, yet benefiting from a single garage and off street parking, the property is within easy reach of the many nearby local amenities, as well as being within easy walking distance of St Gilbert's Primary School. Viewing is highly recommended.

£1,795 PCM

# Queens Walk

Stamford, PE9 2QE



- Extended 4 Bedroom House
- Single Garage & Off Street Parking for 1 Vehicle
- Generous Open Plan Living Room - Snug/Playroom
- Modern Bathroom with Bath and Separate Walk in Shower
- Available Early August 2024
- EPC Rating - D
- Low Maintenance Fully Enclosed Rear Garden with Patio
- Popular Location Close to Local Amenities and Schools
- Please refer to attached Key Facts for Tenants (KFT) for Material Information Disclosures

## Entrance Hall

13'9" x 6'1" (4.19 x 1.85)

## Living Room

12'1" x 12'6" (3.68 x 3.81)

## Snug/Playroom

11'7" x 11'7" (3.53 x 3.53)

## Dining Room

9'10" x 7'8" (3.00 x 2.34)

## Kitchen

18'10" x 10'0" max (5.74 x 3.05 max) 7'7" x 7'5" (2.31 x 2.26)

## First Floor Landing

9'11" x 12'9" (3.02 x 3.89)

## Bedroom 1

14'5" x 9'6" (4.39 x 2.90)

## Bedroom 2

12'1" x 11'3" (3.68 x 3.43)

## Bedroom 3

11'7" x 11'3" (3.53 x 3.43)

## Bedroom 4

## Bathroom

6'10" x 7'5" (2.08 x 2.26)

## Separate WC

## Single Garage + Off Street Parking

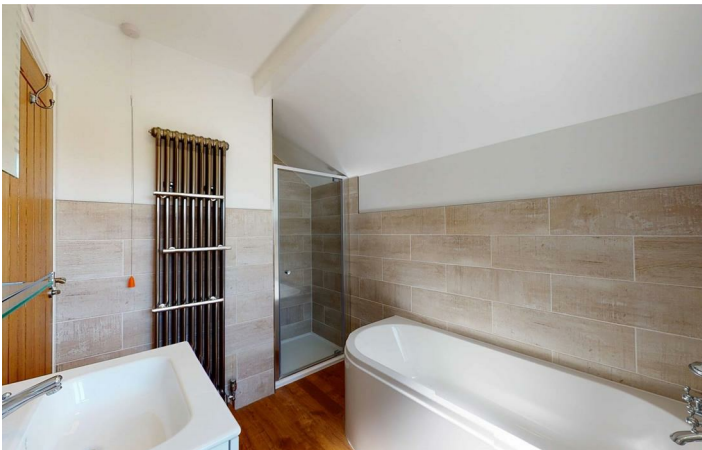
## Low Maintenance Fully Enclosed Rear Garden



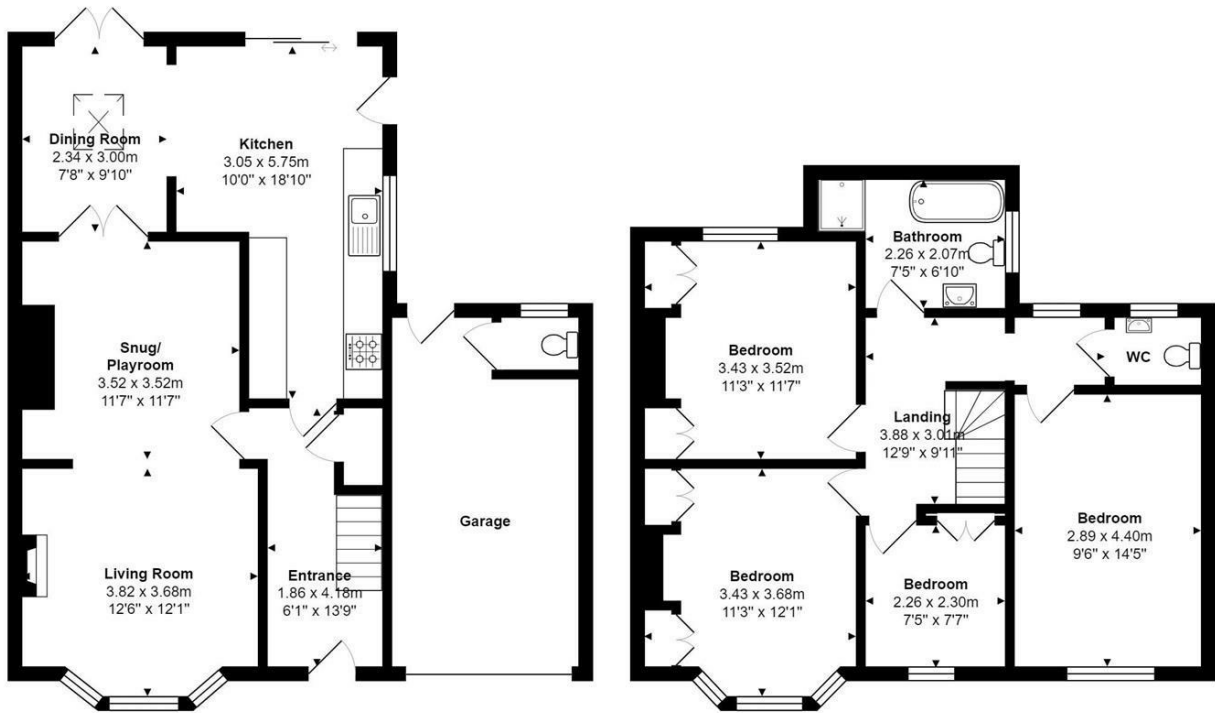
## Directions

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





# Floor Plan



Total Area: 139.6 m<sup>2</sup> ... 1502 ft<sup>2</sup>  
 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.

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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>			
(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	
		67	81