



## Maiden Lane Stamford, PE9 2AZ

A spacious Grade II listed two-bedroom maisonette, ideally located on Maiden Lane in the heart of Stamford's historic town centre.

£1,150 PCM

# Maiden Lane

Stamford, PE9 2AZ



- Central Stamford Location
- Two Double Bedrooms
- Available from 21st April 2025
- Kitchen/Dining Room & Lounge Area
- Large Bathroom and Separate Toilet
- EPC Rating D
- Well Presented throughout Area
- Private Entrance to Flat
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

## Entrance Hall

7'0" x 10'7" (2.13 x 3.23)

## First Floor Landing

## Dining Area

10'0" x 11'7" (3.05 x 3.53)

## Kitchen

8'0" x 11'5" (2.44 x 3.48)

## Living Room

9'7" x 15'11" (2.92 x 4.85)

## Storage

## Bathroom

10'9" x 8'1" (3.28 x 2.46)

## Second Floor Landing

## Bedroom

11'1" x 15'0" (3.38 x 4.57)

## Bedroom

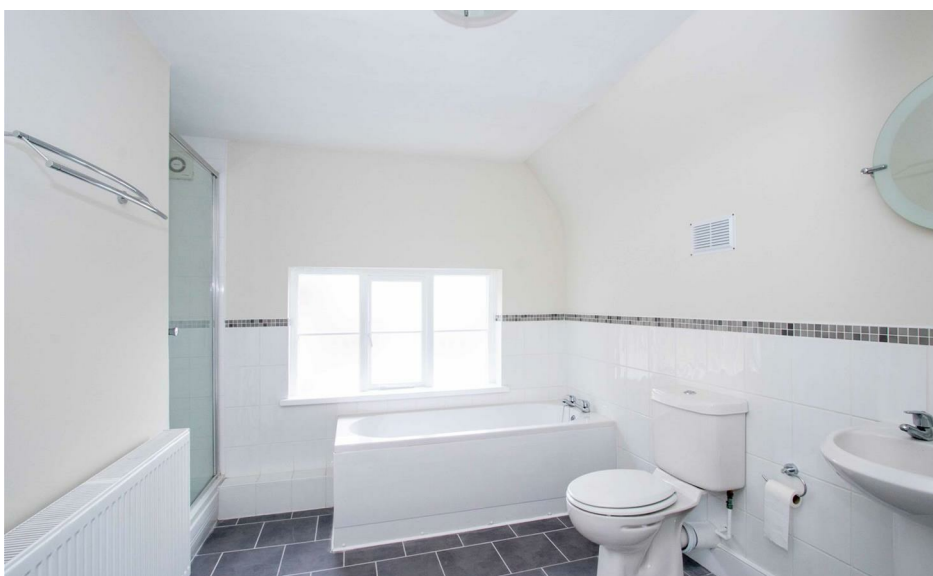
10'0" x 15'5" (3.05 x 4.70)

## WC



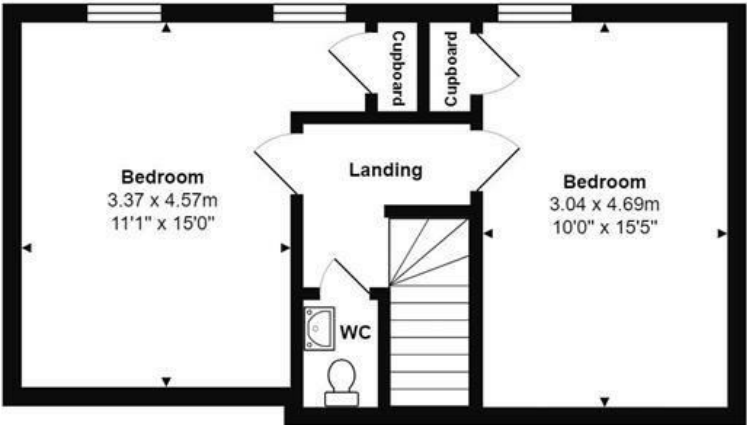
## Directions

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

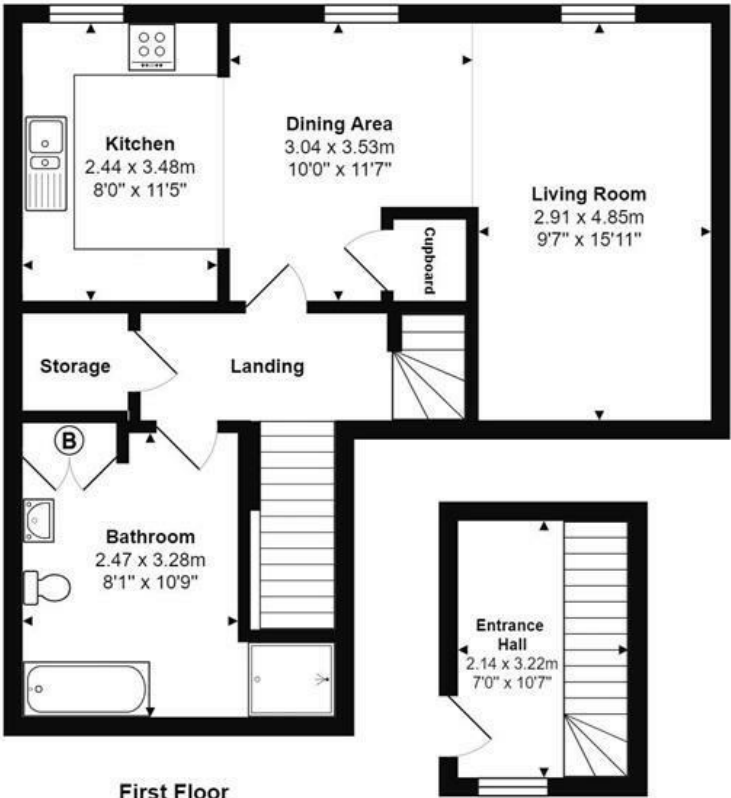




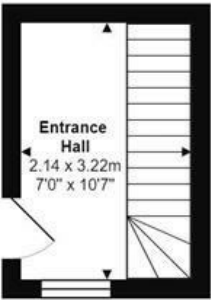
Floor Plan



Second Floor  
Area: 41.8 m<sup>2</sup> ... 450 ft<sup>2</sup>



First Floor  
Area: 57.6 m<sup>2</sup> ... 620 ft<sup>2</sup>



Ground Floor  
Area: 6.9 m<sup>2</sup> ... 74 ft<sup>2</sup>

Total Area: 106.3 m<sup>2</sup> ... 1144 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 firms 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](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

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		
	67	76
England & Wales		
EU Directive 2002/91/EC		