



Lancaster Road  
Stamford, PE9 1LJ

3-bedroom terraced house with off street parking for 2 cars and a fully enclosed rear garden situated close to Stamford Town centre in a quiet residential cul-de-sac.

£1,100 PCM

# Lancaster Road

Stamford, PE9 1LJ



- Recently refurbished property
- 3 Bedroom House with Off Street Parking and Enclosed Rear Garden
- Close to Town Centre
- Full Enclosed Rear Garden with Patio and Lawned Area
- Modernised Kitchen
- Modern Boiler and Bathroom
- Off Street Parking for 2 Cars
- EPC Rating D
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

## Entrance

## Living Room

14'2" x 12'0" (4.33 x 3.67)

## Kitchen/Dining Room

17'1" x 8'11" (5.23 x 2.73)

## First Floor Landing

## Bedroom 1

11'3" x 8'11" (3.45 x 2.73)

## Bedroom 2

8'0" x 9'0" (2.45 x 2.75)

## Bedroom 3

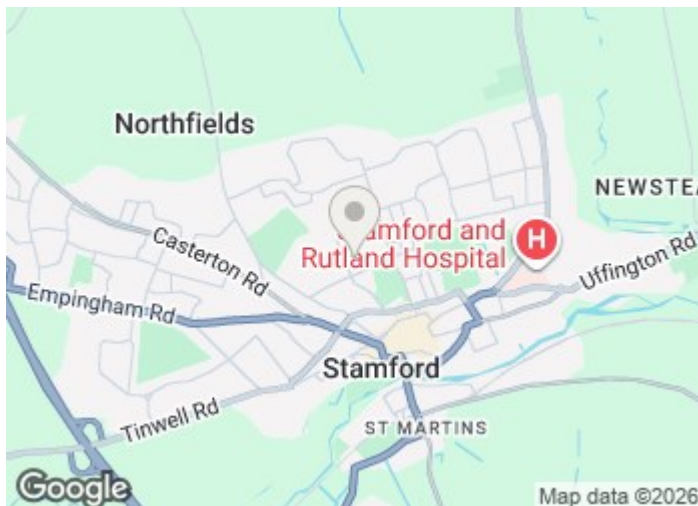
8'11" x 8'11" max (2.74 x 2.72 max)

## Family Bathroom

5'6" x 8'11" (1.70 x 2.72)

## Off Street Parking for 2 Cars

## Enclosed Rear Garden

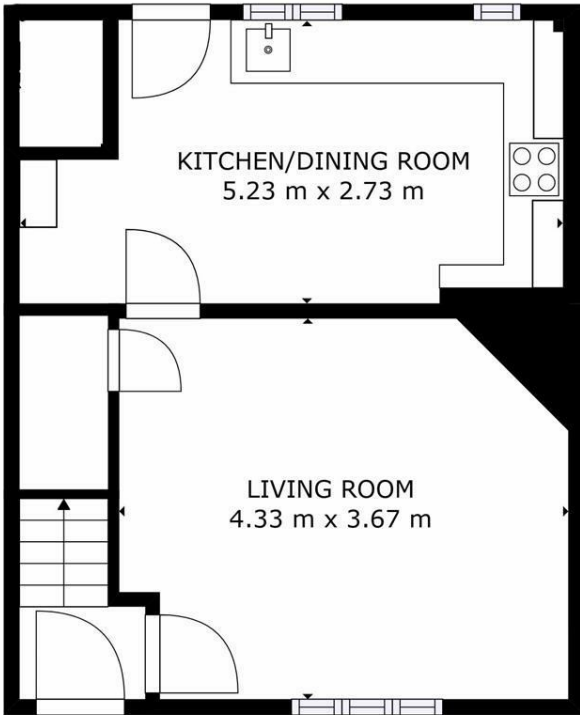


## Directions

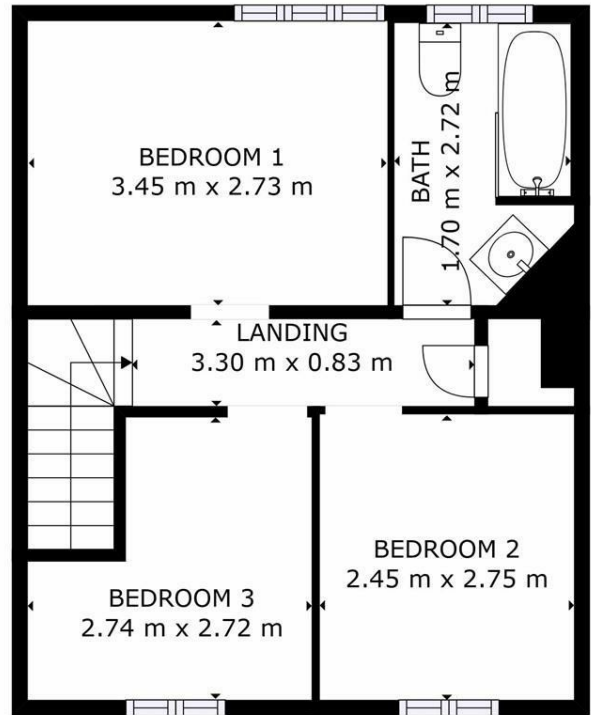
Please Use Postcode PE9 1LJ for Sat-Nav guidance



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 33 m<sup>2</sup>, FLOOR 2: 34 m<sup>2</sup>  
 TOTAL: 68 m<sup>2</sup>  
 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) A			91
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	