

## 22 Queens Street, Stamford, Lincolnshire, PE9 1QS

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			76
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

We are proud to present to the market this beautiful family home, just a short walk from the town centre and within close proximity to local schooling, amenities and the Recreation Ground. Split over three floors, this property offers great versatility and a stylish place to call home.

The house is entered by a grand hallway, with beautiful feature tiled flooring. There is a modern kitchen breakfast room, with a central island, creating a fantastic family space. Additionally, there are three generous reception rooms, creating flexible and multifaceted areas, ideal for a family or multi generational living.

The first floor has three bedrooms, all a great size, as well as two oversized bathrooms, creating a great feel of luxury. The top floor has two further double bedrooms and bathroom with a roll top bath.

Externally, there is a low maintenance paved garden to the rear, and an oversized garage with ample space for a car.

**£2,500 Per Calendar Month**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Spacious town house
- Stunning sitting room with high ceiling
- Large principal bedroom with en-suite
- Close to the town centre
- Deposit - £2884, Holding Deposit - £576

- Five bedrooms
- Stylish kitchen with granite work tops
- Refitted family shower room
- Council Tax - F, EPC - D



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom**

**Sitting Room**  
6.31 x 4.75 (20'8" x 15'7")

**Dining Room**  
3.78 x 3.11 (12'4" x 10'2")

**Kitchen**  
4.42 x 3.79 (14'6" x 12'5")

**Conservatory**  
1.22m.1.52m x 0.91m.11.28m (4.05 x 3.37)

**Landing**

**Principal Bedroom**  
4.56 max x 3.82 (14'11" max x 12'6")

**En-suite**  
2.59 x 2.46 (8'5" x 8'0")

**Bedroom Two**  
3.97 x 3.80 (13'0" x 12'5")

**Bedroom Three**  
3.83 x 3.32 (12'6" x 10'10")

**Family Shower Room**  
3.55 x 2.84 (11'7" x 9'3")

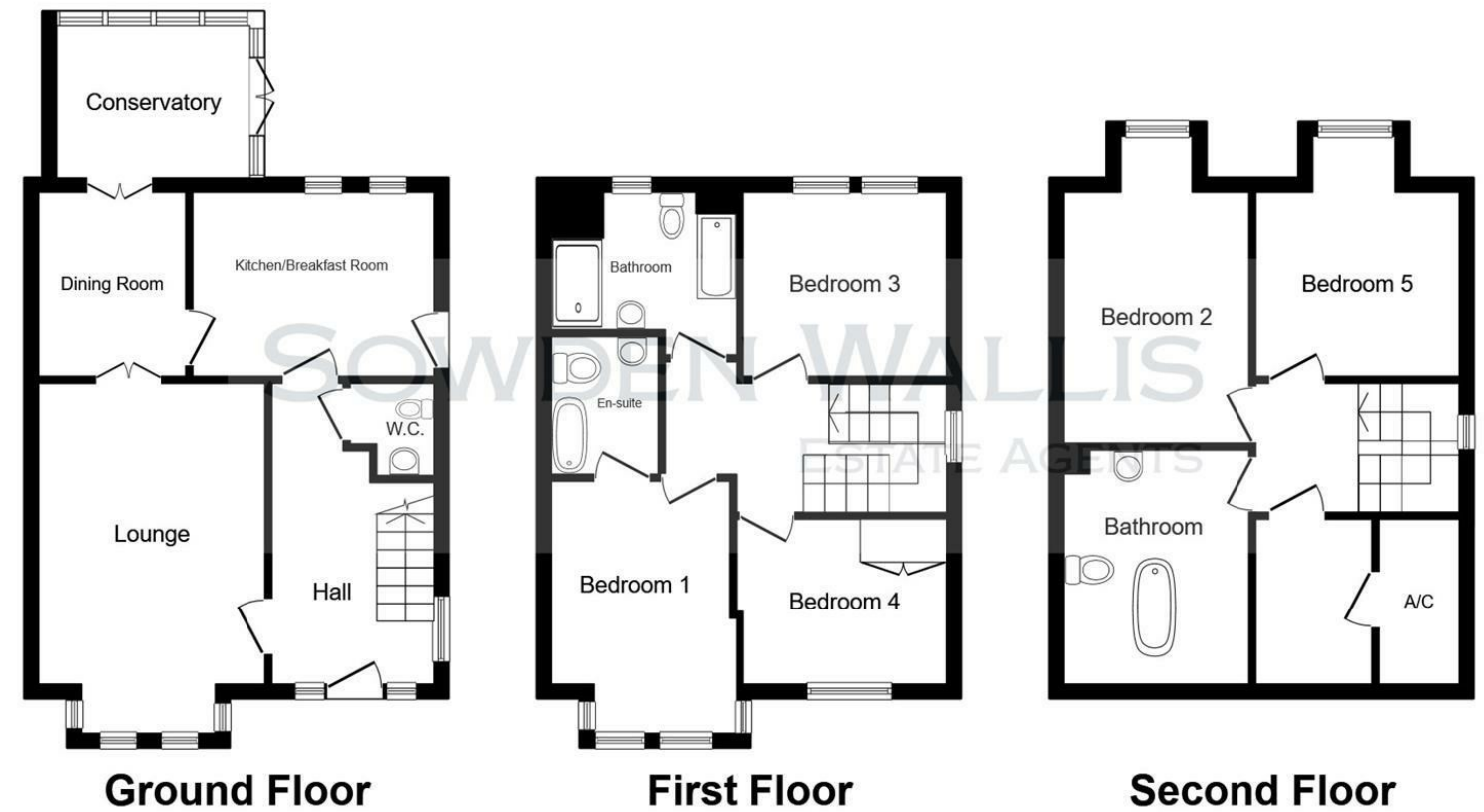
**Landing**

**Bedroom Four**  
3.57 x 3.48 (11'8" x 11'5")

**Bedroom Five**  
3.97 x 2.40 (13'0" x 7'10")

**Bathroom**  
3.71 x 3.04 (12'2" x 9'11")

**FLOOR PLAN:**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.