

33 Queens Walk, Stamford, Lincs, PE9 2QF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	66	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C	62	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Offered with NO CHAIN, this extended period home, arranged over three floors, is ideally situated within a popular location just a few minutes' walk from the town centre, offering generous and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall, a comfortable sitting room, and a separate dining room with wood-burning stove, creating a warm and characterful space. To the rear is a stunning, stylish open plan kitchen diner, featuring a range cooker and a glass roof that allows an abundance of natural light to flood the space, making it ideal for both everyday living and entertaining. A useful rear hallway and ground floor shower room complete the ground floor accommodation.

On the first floor are two well-proportioned double bedrooms and a four-piece family bathroom. A further double bedroom is located on the second floor and enjoys pleasant elevated views.

Externally, the property benefits from off-street parking and a good-sized rear garden, laid to decking and lawn, providing an attractive outdoor space for relaxing or entertaining.

A fantastic opportunity to acquire a spacious and characterful period home in a highly convenient location, with the added benefit of NO CHAIN.

Asking Price £440,000 Freehold

- Extended character home
- Stylish kitchen diner with glass roof
- Off street parking
- Family bathroom with bath and separate shower
- NO CHAIN



- Semi-detached
- Two reception rooms
- Gas fired central heating
- West facing garden
- Council Tax Band - B, EPC - D

ACCOMMODATION:

Entrance Hall

Sitting Room

3.48m x 3.40m (11'5" x 11'1")

Dining Room

21.79m x 3.30m (71'5" x 10'9")

Open Plan Kitchen

5.26m x 4.34m max (17'3" x 14'2" max)

Shower Room

First floor landing

Bedroom One

4.01m x 3.40m (13'1" x 11'1")

Bedroom Two

3.30m x 2.87m (10'9" x 9'4")

Family bathroom

Second floor landing

Bedroom Three

3.43m x 3.40m (11'3" x 11'2")

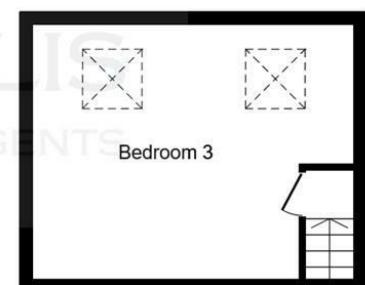
FLOOR PLAN:



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io