



## Langton Walk

Stamford, PE9 2WF

A versatile and modern three-storey town house situated on a sought-after development, ideally positioned close to Malcolm Sargent Primary School. This spacious 4/5-bedroom, 3-bathroom home offers flexible living arranged over three floors, making it well-suited to a range of family needs. Located within a popular modern neighbourhood, the property benefits from both a convenient setting and a pleasant outlook, combining contemporary living with a desirable Stamford location.

£1,795 PCM

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- Beautifully Presented 4 Bedroom Town House
- Living/Dining Room with French Doors Leading to the Rear Garden
- Three further Bedrooms, Shower Room and Family Bathroom
- Spacious Flexible Accommodation Over Three Floors
- First Floor Reception Room
- Single Garage & Parking
- Close to Malcolm Sargent Primary School
- Master Bedroom with En Suite Shower Room
- Please see Key Facts for Tenants for Material Information Disclosures

## Entrance Hall

6'10" x 5'0" (2.08m x 1.52m)

## Kitchen/Breakfast Room

11'3" x 8'9" (3.43 x 2.67)

## Living Dining Room

13'9" x 16'0" (4.19 x 4.88)

## Downstairs Cloakroom

6'1" x 3'5" (1.85m x 1.04m)

## First Floor Landing

9'6" max x 18'4" (2.90m max x 5.59m)

## Reception Room / Bedroom 5

10'2" x 16'0" (3.10 x 4.88)

## Bedroom 2

11'3" x 9'0" (3.43 x 2.74)

## Bathroom

6'8" x 5'8" (2.03 x 1.73)

## Second Floor Landing

11'0" x 4'9" (3.35m x 1.45m)

## Master Bedroom

13'9" x 12'7" max (4.19 x 3.84 max)

## En Suite Shower Room

6'9" x 4'11" (2.06m x 1.50m)

## Bedroom 3

10'0" x 9'0" (3.05 x 2.74)

## Bedroom 4

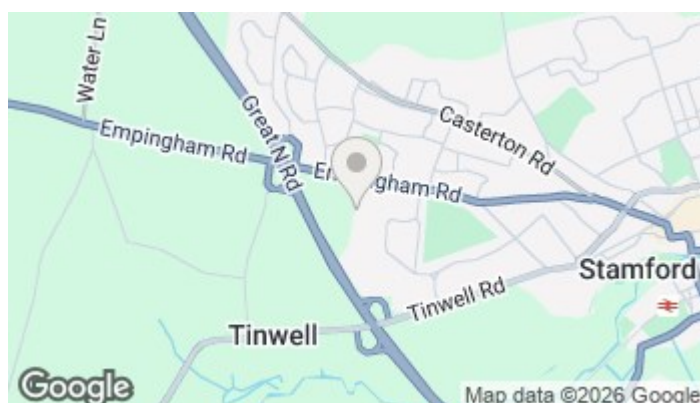
11'6" x 6'8" (3.51 x 2.03)

## Shower Room

4'9" x 6'8" (1.45m x 2.03m)

## Garage + Off Street Parking

## Fully Enclosed Rear Garden



## Directions

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



Floor Plan



FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 463 sq. ft,43 m2, FLOOR 2: 461 sq. ft,43 m2  
FLOOR 3: 463 sq. ft,43 m2  
TOTAL: 1386 sq. ft,129 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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)

