



Banks Crescent

Stamford, PE9 1FF

Well-presented 4-bed detached family home with 2 en-suites, spacious kitchen/diner, separate living room, utility room, WC, garage, driveway parking and enclosed rear garden. Conveniently located close to schools and town centre amenities.

£1,750 PCM

Banks Crescent

Stamford, PE9 1FF



- Modern Detached Family Home • Popular Development
- 4 Bedrooms & 3 Bathrooms
- Enclosed Rear Garden
- Integral Single Garage & Driveway Parking
- Please refer to Key Facts for Tenants for Material Information Disclosures
- Living Room, Kitchen/Diner, Utility & Cloakroom
- Pleasant outlook to the front

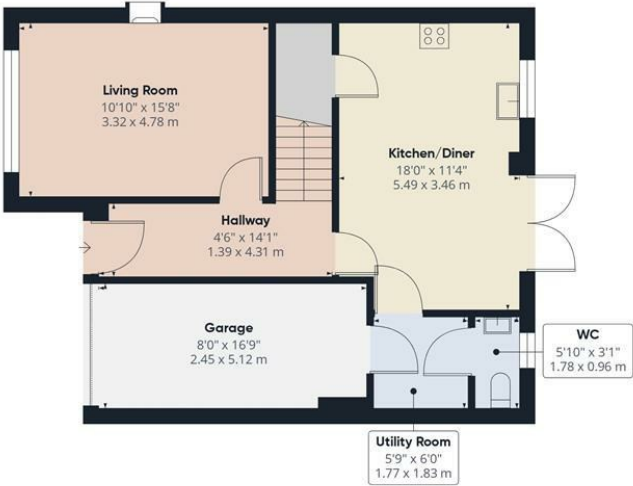
Entrance Hallway	First Floor Landing	Bedroom
14'4" x 10'9" max (4.37 x 3.28 max)	11'0" x 13'2" max (3.35 x 4.01 max)	8'0" x 9'8" (2.44 x 2.95)
Kitchen/Diner	Master bedroom	Bathroom
11'6" x 18'2" (3.51 x 5.54 (3.50 x 5.53))	1'0" x 9'0" (0.30 x 2.74)	8'2" x 5'0" (2.49 x 1.52)
Living Room	Ensuite	Integral Single Garage & Drive
15'10" x 11'1" (4.83 x 3.38)	Bedroom	Enclosed Rear Garden
Utility room	10'4" x 8'10" (3.15 x 2.69)	
6'2" x 6'0" (1.88 x 1.83)	Ensuite	
Cloakroom	Bedroom	
	11'10" x 9'3" (3.61 x 2.82)	



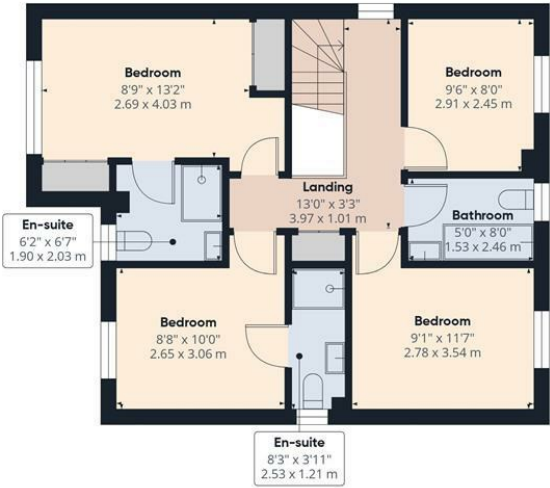
Directions
Please follow the following postcode for Sat Nav guidance - PE9 1FF



Floor Plan



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1287 ft²
119.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		