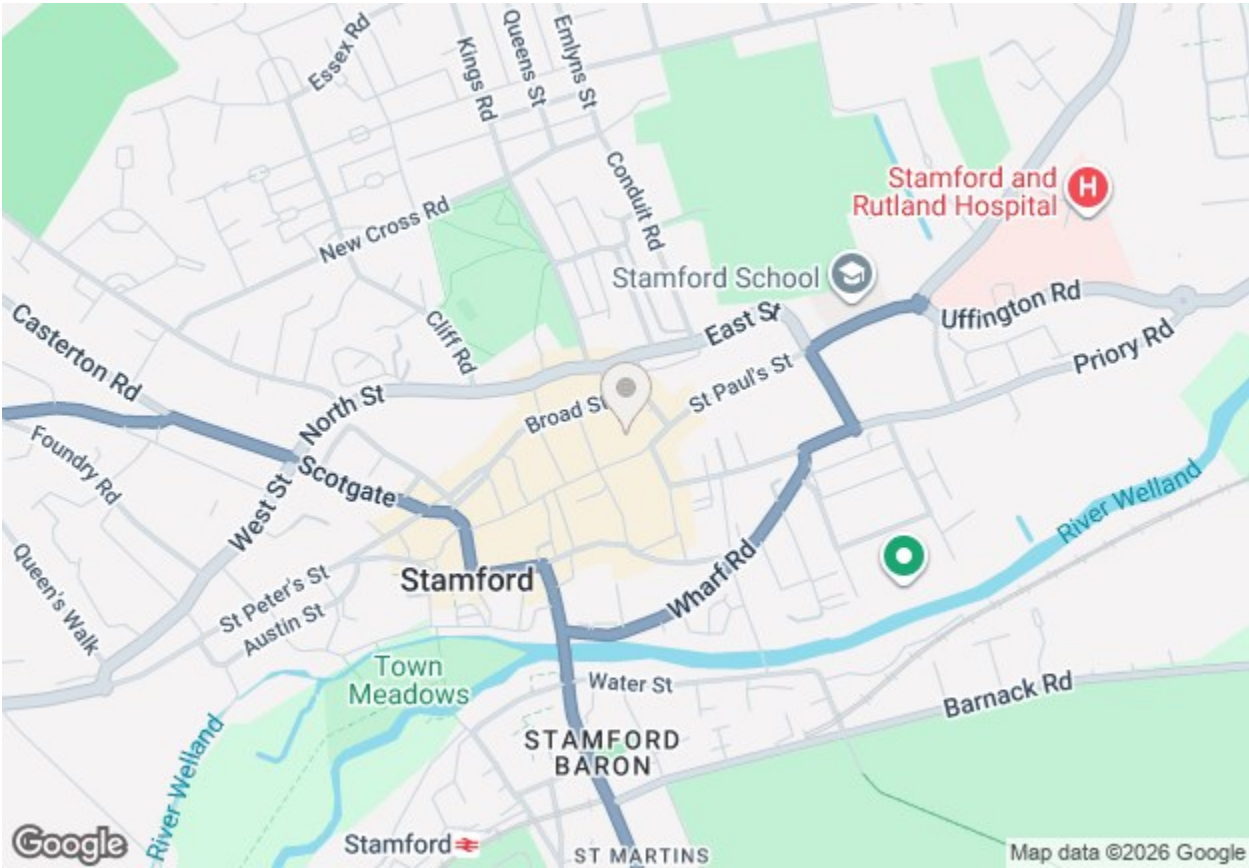




3 Star Lane Mews, Stamford, PE9 1PE

Set in a gated development in the town centre, this three bedroom town house has accommodation set across three floors and comes with a spacious suite on the top floor. The property is tucked away within the mews and has a low maintenance south west facing courtyard garden.

The accommodation comprises: - Entrance hall, cloakroom, open plan sitting room and kitchen, landing, two double bedrooms, bathroom and a Principle Suite on the top floor that includes an en-suite and built in wardrobes.

Gas fired central heating, double glazing and a secure entry system for the gated feature, as well as an allocated off street parking space within the gated development.

This property is being offered to the market part furnished with sofas, dining table, beds and bedroom furniture being included.

Agent note - Photographs taken prior to current tenancy.

£1,450 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	88
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

- Gated town centre location
 - Three bedrooms
 - Open plan kitchen & sitting room
 - Off street parking
 - Deposit - £1,673 Holding Deposit - £334
- Modern town house
 - Principle top floor suite
 - Low maintenance south west facing garden
 - Council Tax Band - E EPC - C



ACCOMMODATION:

Entrance Hall

Cloarkroom

Sitting Room
5.11m x3.76m (16'9 x12'4)

Kitchen
3.12m x 2.82m (10'3 x 9'3)

Landing

Bedroom Two
3.23m x 3.07m (10'7 x 10'1)

Bedroom Three
3.10m x 2.92m (10'2 x 9'7)

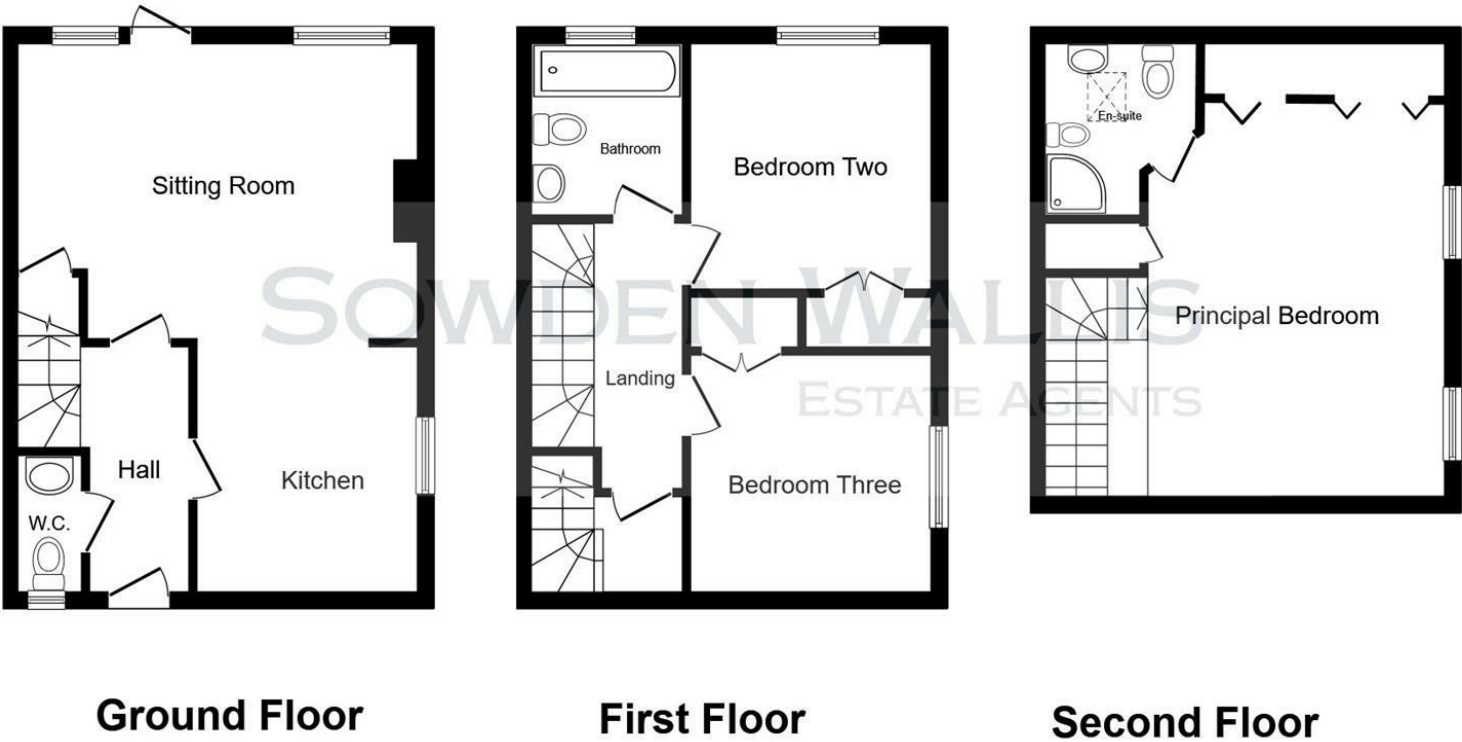
Family Bathroom
2.18m x 1.91m (7'2 x 6'3)

Top Floor

Principle Bedroom
5.77m into fitted wardrobes, 4.60m min x 5.11m max
(18'11 into fitted wardrobes, 15'1 min x 16'9 max)

En-suite Shower Room
2.57m max x 1.80m (8'5 max x 5'11)

FLOOR PLAN:



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