



43 Queens Walk, Stamford, Lincolnshire, PE9 2QF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(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	44	44
(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.

This extended semi-detached period home, arranged over three storeys, is ideally positioned within walking distance of the town centre and offers spacious, characterful accommodation with three bedrooms and three reception rooms.

The property retains many original features and enjoys attractive views over allotments to the rear, adding to its sense of privacy and outlook. The ground floor comprises a welcoming entrance hall with tiled flooring, a bay-fronted sitting room, separate family room/bedroom three, kitchen, dining room, and a convenient cloakroom/WC, providing excellent flexibility for family living and entertaining.

To the first floor, the main bedroom and second bedroom are served by a well-finished family bathroom. There is a loft room is located on the second floor, offering a quiet and versatile space suitable for a home office or guest room.

Externally, the property benefits from a south west facing rear garden, laid to patio and lawn, featuring an apple tree and enjoying open views across the allotments — an ideal setting to make the most of the afternoon and evening sun.

A spacious and characterful period home in a highly convenient location. Viewing is highly recommended to fully appreciate the accommodation and setting.

Asking Price £350,000 Freehold

- Period town house
- Close to the town centre
- Three reception rooms
- Gas fired central heating
- Stylish family bathroom
- Three bedrooms
- South west facing garden
- Many character features
- Views over allotments to the rear
- EPC - C Council Tax Band - B



ACCOMMODATION:

Entrance Hall

Sitting Room

3.48m x 3.40m (11'5 x 11'2)

Dining Room

5.21m x 3.33m (17'1 x 10'11)

Kitchen

3.40m min x 2.44m (11'2 min x 8')

Family Room/Bedroom Three

3.73m x 2.08m (12'3 x 6'10)

Cloakroom

Landing

Main Bedroom

5.03m max, 3.53m min x 3.48m (16'6 max, 11'7 min x 11'5)

Bedroom Two

3.33m x 2.74m (10'11 x 9')

Family Bathroom

2.46m x 2.41m (8'1 x 7'11)

Loft Room

4.98m x 3.18m max (16'4 x 10'5 max)

FLOOR PLAN:



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