

## 5 Monarch Terrace, Stamford, PE9 2FS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This beautifully presented and generously proportioned four-bedroom modern townhouse offers stylish contemporary living set across three thoughtfully designed floors – perfect for families, professionals, or those seeking flexible living space in a sought-after location.

At the heart of the home is a striking open-plan kitchen/diner, complete with a central island unit, sleek modern cabinetry, and quality integrated appliances – ideal for both everyday living and entertaining. A separate utility room and a handy cloakroom/WC add practicality, while a bright and versatile study at the front of the property provides an ideal space for home working or a quiet reading room.

On the first floor, you'll find a generous and light-filled sitting room, creating a perfect retreat with views over the green. The stylish main bedroom is also on this level, featuring fitted a sleek en-suite with shower and separate bath.

The top floor hosts three further well-proportioned bedrooms, alongside a modern family bathroom, offering ample space for family members, guests, or additional work-from-home needs.

Outside, the property enjoys a newly turfed garden with patio – ideal for alfresco dining or relaxing in the sun – and two allocated parking spaces at the front. The home overlooks a lovely park, adding to the sense of space and tranquillity, while being just a short walk from the town centre and a range of local amenities, including shops, schools, and transport links.

With its high-quality finish, versatile layout, and superb location, this is a home that perfectly balances comfort, convenience, and modern living. Early viewing is highly recommended.

**Asking Price £400,000 Freehold**

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.

- Modern four bedroom town house
- Stylish open kitchen diner with island unit
- Sitting room & study over looking a green to the front
- Off street parking
- Council Tax Band - D
- Finished to a high standard
- Main bedroom with en-suite
- Gas fired central heating
- Easy access to town and local amenities
- EPC - B



#### ACCOMMODATION:

**Entrance Hall**

**Cloakroom**

**Kitchen Diner**  
4.95m x 4.09m (16'3 x 13'5)

**Utility Room**  
2.77m x 1.83m (9'1 x 6)

**Study**  
2.90m x 2.77m (9'6 x 9'1)

**Landing**

**Main Bedroom**  
4.98m x 3.15m (16'4 x 10'4)

**En-suite**  
2.77m x 2.18m (9'1 x 7'2)

**Sitting Room**  
4.95m x 3.51m max, 2.72m min (16'3 x 11'6 max, 8'11 min)

**Landing**

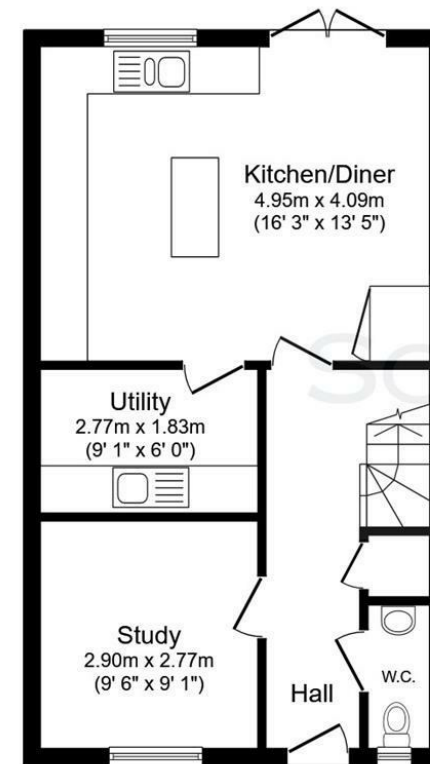
**Bedroom Two**  
4.95m x 3.15m max, 2.67m min (16'3 x 10'4 max, 8'9 min)

**Bedroom Three**  
3.63m x 2.77m (11'11 x 9'1)

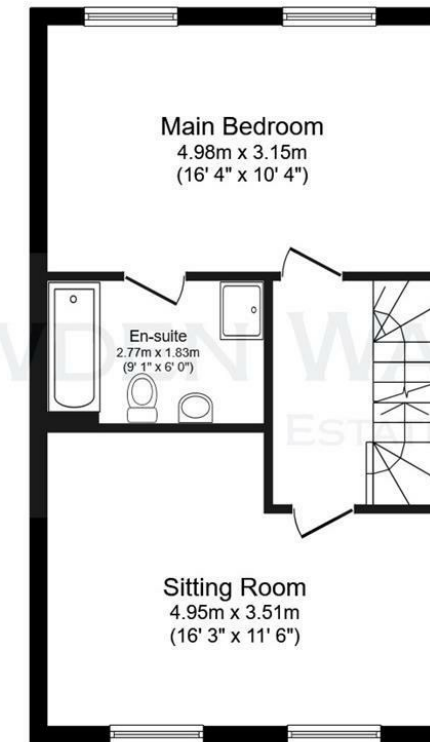
**Bedroom Four**  
3.15m x 2.08m (10'4 x 6'10)

**Bathroom**  
2.77m x 2.03m (9'1 x 6'8)

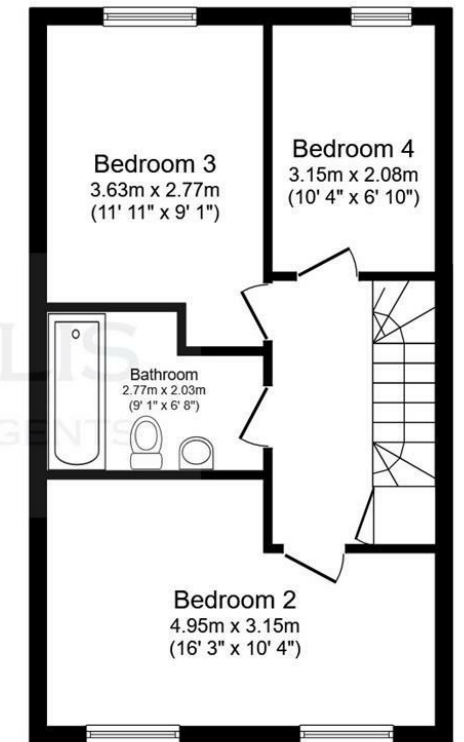
#### FLOOR PLAN:



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](http://www.Propertybox.io)