

1 Star Lane, Stamford, Lincs, PE9 1PH

LET AGREED PRIOR TO MARKETING This neutrally and fully redecorated 2-bedroom house is available in the centre of the charming market town of Stamford, Lincolnshire. Positioned within a stones throw of the high street, the location is hard to beat. With the addition of an allocated parking space, this home is one not to be missed.

Internally, there is an entrance hallway, downstairs toilet and an open plan kitchen living area, redecorated and presented in great condition. There are patio doors off the lounge creating a light and airy space, with access to a small outside area. Upstairs, there are two bedrooms, both with built in storage. The main bedroom has an ensuite shower room and the second bedroom is serviced by a family bathroom.

Stamford is known for its historic stone buildings, independent shops and welcoming cafés clustered around the town centre. Nearby you'll find a good selection of pubs, restaurants and local amenities, along with attractive riverside walks by the River Welland and green spaces such as the Meadows and Burghley Park, ideal for getting outdoors.

£1,200 PCM

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		78	
(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.

- Located just off the High Street
- Two bedrooms with storage
- Open plan kitchen living area
- EPC: C Council Tax: B

- Allocated parking space
- Family bathroom and ensuite
- Modern and redecorated throughout
- Holding deposit: £276 Deposit: £1384



ACCOMMODATION:

Entrance Hall

Living Room
4.83 x 4.57 (15'10" x 14'11")

Kitchen
3.05 x 1.93 (10'0" x 6'3")

Bedroom One
3.71 x 3.00 (12'2" x 9'10")

Ensuite

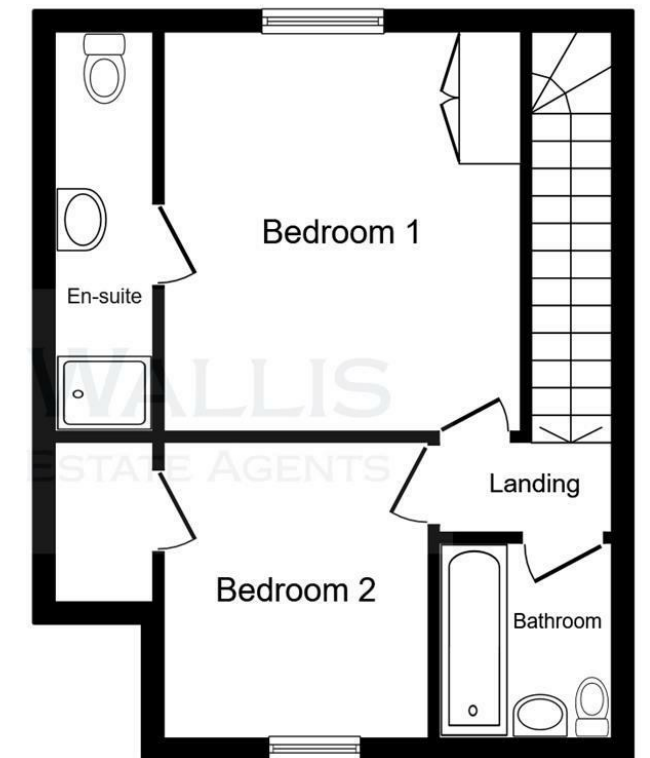
Bedroom Two
2.79 x 2.41 (9'1" x 7'10")

Family Bathroom

FLOOR PLAN:



Ground Floor



First 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