



North Street Stamford, PE9 2YN

A deceptively spacious and beautifully renovated, highly individual 4-bedroom, 3-bathroom townhouse in the heart of Stamford, blending striking period features with stylish modern living, versatile accommodation, a private courtyard and an impressive roof terrace.

£1,750 PCM

North Street

Stamford, PE9 2YN



- 4 Bedroom Townhouse Just minutes from the Town Centre
 - High-Quality Modern Kitchen
 - Study / Home Working Areas
 - Completely Deceptive Amount of Space on offer
 - Exposed Stone Walls and Original Beams
 - Enclosed Rear Courtyard and Separate Roof Terrace
 - Impressive Open-Plan Living Space
 - Bathroom, Separate Shower Room and further Ensuite
 - EPC Rating E
- Please refer to attached Key Facts for Buyers for Material Information disclosures

Entrance Hall

17'6 x 10'2 (5.33m x 3.10m)

Study/Playroom/Snug

13'3 x 10'0 (4.04m x 3.05m)

Under Stairs Store

13'9 x 5'3 (4.19m x 1.60m)

Open Plan - Kitchen/Living/Dining

29'1 x 21'11 (8.86m x 6.68m)

First Floor Landing Area 1

13'2 x 5'8 (4.01m x 1.73m)

Bedroom

13'11 x 12'0 (4.24m x 3.66m)

Bathroom

11'6 x 7'0 (3.51m x 2.13m)

First Floor Landing Area 2

9'2 x 7'4 (2.79m x 2.24m)

Bedroom

18'2 x 8'7 (5.54m x 2.62m)

Bathroom

9'3 x 6'7 (2.82m x 2.01m)

Second Floor Landing Area

7'0 x 6'9 (2.13m x 2.06m)

Bedroom

13'4 x 8'8 (4.06m x 2.64m)

En Suite

8'8 x 4'5 (2.64m x 1.35m)

Bedroom

10'4 x 7'10 (3.15m x 2.39m)

Roof Terrace

Enclosed Rear Courtyard



Directions

Please use postcode PE9 2YN for Sat Nav assistance.





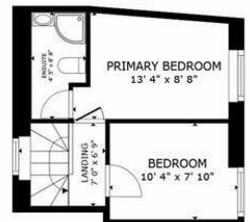
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 1,011 sq.ft. FLOOR 2 581 sq.ft. FLOOR 3 285 sq.ft.
 TOTAL : 1,877 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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2-3 St Johns Street, Stamford, Lincs, PE9 2DA

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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		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	