



Langton Walk Stamford, PE9 2WF

Really well thought out the property is L-shaped and offers a living room to the rear of the property, and a spacious kitchen/diner to the front both of which open through French doors to the private rear garden. Upstairs the master bedroom is found on the first floor along with two further bedrooms and a family bathroom. Outside to the rear is a private garden area with patio and to the side is a further large area of lawn. There is also a separate single garage and off street parking for one vehicle.

Agents Note:

Holding Deposit - £392.00

Tenancy Security Deposit – £1961.00

Local Authority – South Kesteven District Council

Council Tax Band – D

EPC Rating - B

£1,700 PCM

Langton Walk

Stamford, PE9 2WF



- 3 Bedroom Detached House
- Spacious Kitchen/Diner
- Please Refer to Key Facts for Tenants for Material Information Disclosures
- Single Garage & Parking
- Large Corner Plot
- Extremely Well Presented Throughout
- EPC Rating - B

Entrance Hall

Cloakroom

Kitchen Dining Room

Living Room

11'11" x 17'9" (3.63 x 5.41)

Bedroom 1

En Suite

Bedroom 2

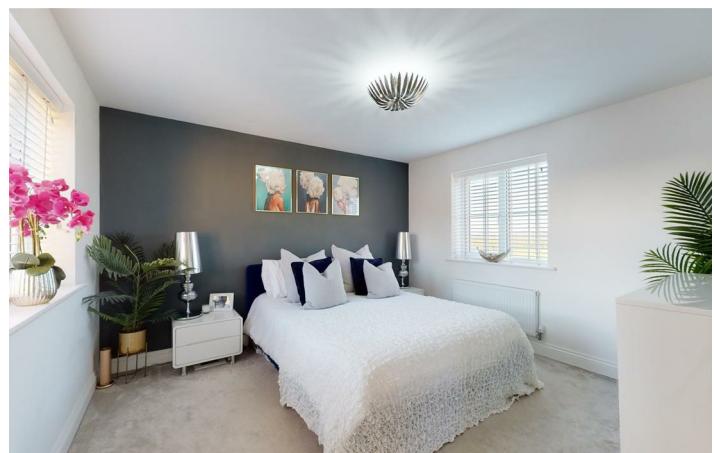
Bedroom 3

Family Bathroom

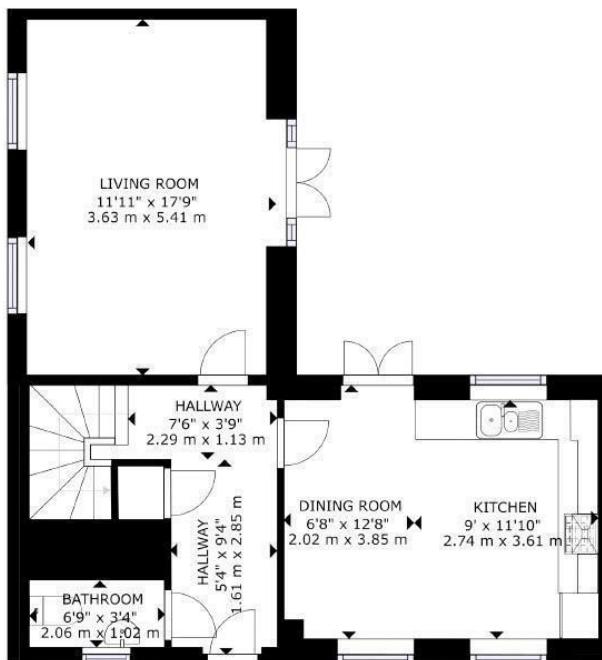


Directions

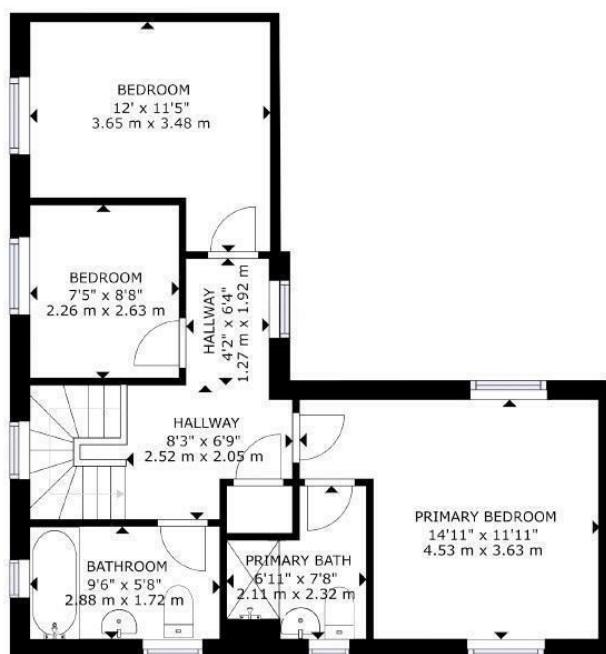
Please use post code PE9 2WF for Sat Nav assistance



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 577 sq ft, 53.58 m², FLOOR 2: 551 sq ft, 52.08 m²
 TOTAL: 1128 sq ft, 105.66 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(81-91)	B	82
(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	