

## Blackthorn Stamford, PE9 4BG

Newly redecorated two-bedroom home in a popular Stamford location, featuring a bright living room, fitted kitchen, enclosed rear garden, new carpets and two allocated parking spaces.

£925 PCM

# Blackthorn

Stamford, PE9 4BG



- Two Bedroom House
- Newly Redecorated & Newly Fitted Carpets
- Enclosed Rear Garden - Largely Laid to Lawn
- Bright Living Room
- Fitted Kitchen with Oven & Hob
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Popular Residential Location
- Please refer to Key Facts for Tenants for Material Info
- Easy Access to A1 & Town Centre

## Entrance

## Living Room

13'0 x 12'9 (3.96m x 3.89m)

## Kitchen

12'11 x 7'9 (3.94m x 2.36m)

## First Floor Landing

## Bedroom

9'9 x 9'5 (2.97m x 2.87m)

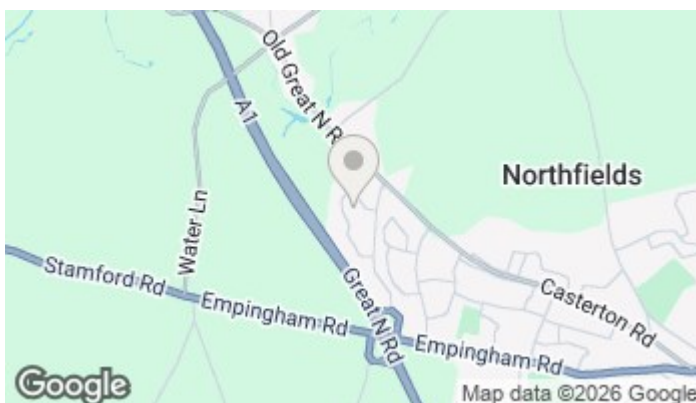
## Bedroom

11'3 x 6'7 (3.43m x 2.01m)

## Bathroom

8'1 x 6'1 (2.46m x 1.85m)

## Garden



## Directions

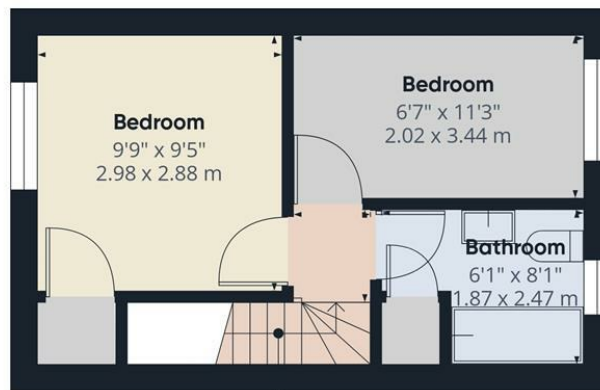
Please use the following postcode for Sat Nav guidance - PE9 4BG



# Floor Plan



Ground Floor



**Landing**  
3'3" x 2'11"  
0.99 x 0.90 m

Floor 1



**Approximate total area<sup>(1)</sup>**  
522 ft<sup>2</sup>  
48.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">90</span>  <span style="font-size: 2em;">71</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	