



Lancaster Road Stamford, PE9 1LJ

A newly decorated, well-presented 3-bedroom home featuring a spacious living room, kitchen/breakfast room, family bathroom, and attractive front and rear gardens. Conveniently located within walking distance of the town centre, local amenities, and transport links.

£1,100 PCM

Lancaster Road

Stamford, PE9 1LJ



- Well Presented 3-Bed House
- Newly Decorated
- Spacious Living Room
- Fitted Kitchen/Breakfast room
- Fully enclosed rear garden
- Situated within easy walking distance of the town centre
- Attractive enclosed front garden
- EPC Rating D
- Please Refer to Attached Key Facts for Tenants For Material Information Disclosures

Entrance Hall

Living Room

13'11 x 10'11 (4.24m x 3.33m)

Kitchen/Breakfast Room

13'10 x 8'10 (4.22m x 2.69m)

First Floor Landing

Bedroom

11'5 x 8'11 (3.48m x 2.72m)

Bathroom

Bedroom

11'11 x 7'8 (3.63m x 2.34m)

Bedroom

8'11 x 6'1 (2.72m x 1.85m)

Enclosed Rear Garden

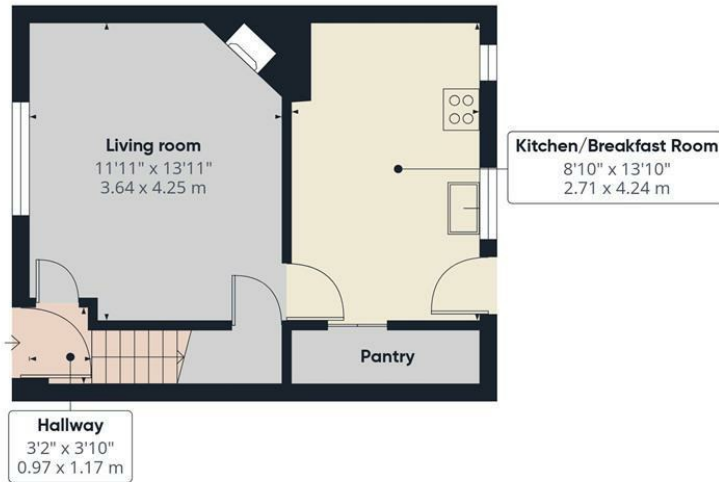


Directions

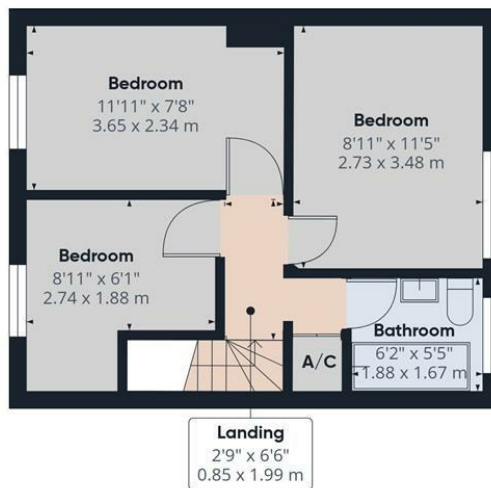
Please use postcode PE9 1LJ for Sat Nav Assistance



Floor Plan



Ground Floor



Floor 1



Approximate total area⁽¹⁾
670 ft²
62.3 m²

(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.

GIRAFFE360

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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	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	