

## Queen Street Stamford, PE9 1QS

This modern 4-bedroom, 2-bathroom townhouse is ideally located in a quiet setting, just a short distance from the town centre, local convenience stores, and various schools. The well-designed interior features a spacious kitchen/diner with tri-fold doors opening to the rear courtyard, an ample living room, and a cloakroom on the ground floor. The upper two levels offer four comfortable bedrooms and two bathrooms. Outside, the courtyard provides off-street parking and a fantastic space for entertaining.

£1,850 PCM

# Queen Street

Stamford, PE9 1QS



- 4 Bedroom Modern Town House
- Good sized Living Room with Box Bay to the front aspect
- Separate Family Bathroom
- Popular Residential Location
- Fully Enclosed Courtyard to the rear with Space for a single vehicle
- Quiet location close to the Town Centre and nearby Schooling
- Kitchen/Diner with Trifold doors opening onto the rear Courtyard
- 4 Bedrooms, one with En Suite Shower and Built in Wardrobes
- Please see Key facts for Tenants for material information disclosures

## Entrance Hall

5'9" x 16'8" (1.75m x 5.08m)

## Living Room

9'3" x 22'7" (2.82m x 6.88m)

## Kitchen/Dining Room

13'1" x 15'3" (3.99m x 4.65m)

## Cloakroom

2'7" x 6'4" (0.79m x 1.93m)

## First Floor Landing

5'10" x 20'1" (1.78m x 6.12m)

## Bedroom 1

12'11" x 15'1" (3.94m x 4.60m)

## En Suite

9'0" x 5'7" (2.74m x 1.70m)

## Study/Bedroom 4

9'2" x 10'8" (2.79m x 3.25m)

## Family Bathroom

9'0" x 5'7" (2.74m x 1.70m)

## 2nd Floor Landing

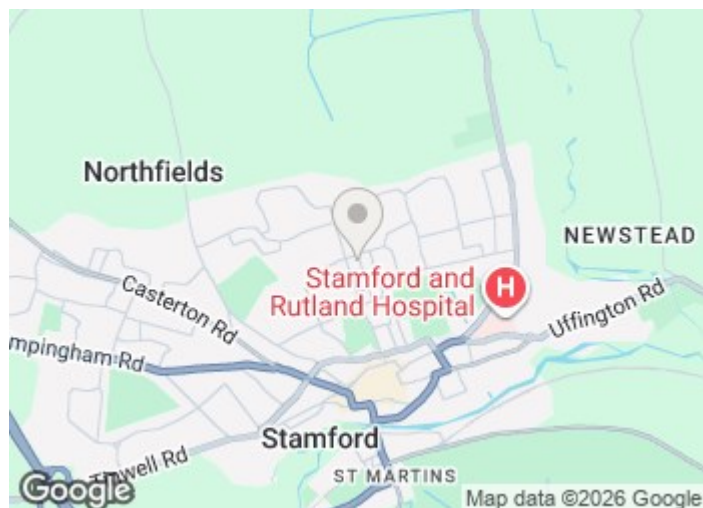
8'1" x 6'0" (2.46m x 1.83m)

## Bedroom 3

7'9" x 17'6" (2.36m x 5.33m)

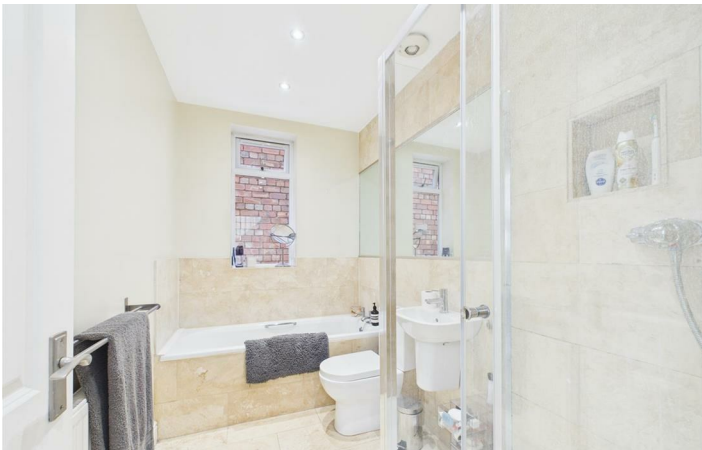
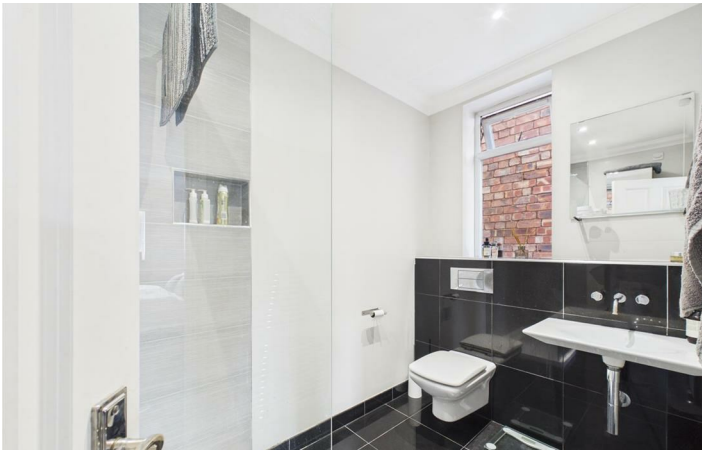
## Bedroom 2

11'7" x 17'11" (3.53m x 5.46m)



## Directions

Please use postcode PE9 1QS for Sat-Nav assistance



# Floor Plan



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2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	86
(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	