



## 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.

£1,995 PCM

# North Street

## Stamford, PE9 2YN



- 4 Bedroom Townhouse Just minutes from the Town Centre
- High-Quality Modern Kitchen
- Study / Home Working Areas
- Please refer to attached Key Facts for Buyers for Material Information disclosures
- 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

Entrance Hall	Bedroom	Second Floor Landing Area
17'6 x 10'2 (5.33m x 3.10m)	13'11 x 12'0 (4.24m x 3.66m)	7'0 x 6'9 (2.13m x 2.06m)
Study/Playroom/Snug	Bathroom	Bedroom
13'3 x 10'0 (4.04m x 3.05m)	11'6 x 7'0 (3.51m x 2.13m)	13'4 x 8'8 (4.06m x 2.64m)
Under Stairs Store	First Floor Landing Area 2	En Suite
13'9 x 5'3 (4.19m x 1.60m)	9'2 x 7'4 (2.79m x 2.24m)	8'8 x 4'5 (2.64m x 1.35m)
Open Plan - Kitchen/Living/Dining	Bedroom	Bedroom
29'1 x 21'11 (8.86m x 6.68m)	18'2 x 8'7 (5.54m x 2.62m)	10'4 x 7'10 (3.15m x 2.39m)
First Floor Landing Area 1	Bathroom	Roof Terrace
13'2 x 5'8 (4.01m x 1.73m)	9'3 x 6'7 (2.82m x 2.01m)	Enclosed Rear Courtyard



### Directions

Please use postcode PE9 2YN for Sat Nav assistance.



## Floor Plan



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.



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		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	