



Langton Walk

Stamford, PE9 2WF

A versatile and modern three-storey town house situated on a sought-after development, ideally positioned close to Malcolm Sargent Primary School. This spacious 4/5-bedroom, 3-bathroom home offers flexible living arranged over three floors, making it well-suited to a range of family needs. Located within a popular modern neighbourhood, the property benefits from both a convenient setting and a pleasant outlook, combining contemporary living with a desirable Stamford location.

£1,795 PCM

Langton Walk

Stamford, PE9 2WF



- Beautifully Presented 4 Bedroom Town House
- Living/Dining Room with French Doors Leading to the Rear Garden
- Three further Bedrooms, Shower Room and Family Bathroom
- Spacious Flexible Accommodation Over Three Floors
- First Floor Reception Room
- Single Garage & Parking
- Close to Malcolm Sargent Primary School
- Master Bedroom with En Suite Shower Room
- Please see Key Facts for Tenants for Material Information Disclosures

Entrance Hall

6'10" x 5'0" (2.08m x 1.52m)

Kitchen/Breakfast Room

11'3" x 8'9" (3.43 x 2.67)

Living Dining Room

13'9" x 16'0" (4.19 x 4.88)

Downstairs Cloakroom

6'1" x 3'5" (1.85m x 1.04m)

First Floor Landing

9'6" max x 18'4" (2.90m max x 5.59m)

Reception Room / Bedroom 5

10'2" x 16'0" (3.10 x 4.88)

Bedroom 2

11'3" x 9'0" (3.43 x 2.74)

Bathroom

6'8" x 5'8" (2.03 x 1.73)

Second Floor Landing

11'0" x 4'9" (3.35m x 1.45m)

Master Bedroom

13'9" x 12'7" max (4.19 x 3.84 max)

En Suite Shower Room

6'9" x 4'11" (2.06m x 1.50m)

Bedroom 3

10'0" x 9'0" (3.05 x 2.74)

Bedroom 4

11'6" x 6'8" (3.51 x 2.03)

Shower Room

4'9" x 6'8" (1.45m x 2.03m)

Garage + Off Street Parking

Fully Enclosed Rear Garden



Directions

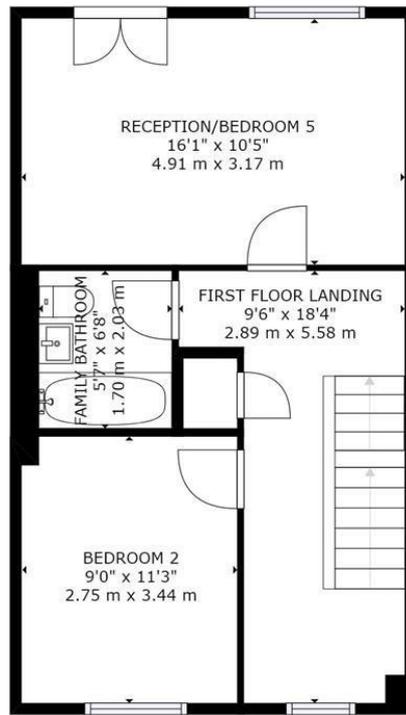
Please use the following postcode for Sat Nav guidance - PE9 2WF



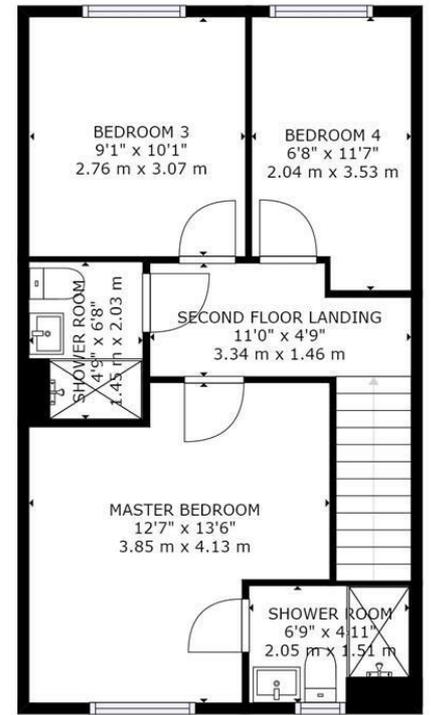
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 463 sq. ft, 43 m², FLOOR 2: 461 sq. ft, 43 m²
 FLOOR 3: 463 sq. ft, 43 m²
 TOTAL: 1386 sq. ft, 129 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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) A			95
(81-91) B		86	
(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	