

15 Cornstall Buildings, Stamford, Lincs, PE9 2HW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

This well presented two bedroom stone house is set within the town centre. Finished to a high standard the property features a modern breakfast kitchen and stylish shower room and comes with a parking space outside the property.

The cosy sitting room leads through to the breakfast kitchen which has access to the rear courtyard and features an oven, hob and dishwasher.

Upstairs there are two good sized bedrooms and a refurbished modern shower room.

The location provides easy access to the local amenities, train station and Burghley Park, whilst also being positioned in a tucked away spot.

To the rear of the property is a walled courtyard garden that has a brick built storage outbuilding.

**£1,000 PCM**

- Town Centre Location
- Pretty Courtyard Garden
- Modern Kitchen Diner
- EPC - C
- Available 1st July 2023



- Quiet Side Street
- Two Bedrooms
- Refitted Shower Room
- Council Tax - B

#### ACCOMMODATION:

##### Entrance Hall

##### Lounge

3.66m x 3.30m (12'0 x 10'10)

##### Kitchen Diner

5.00m x 2.11m (16'5 x 6'11)

##### Landing

##### Bedroom One

5.00m (max) x 2.34m (16'5 (max) x 7'8)

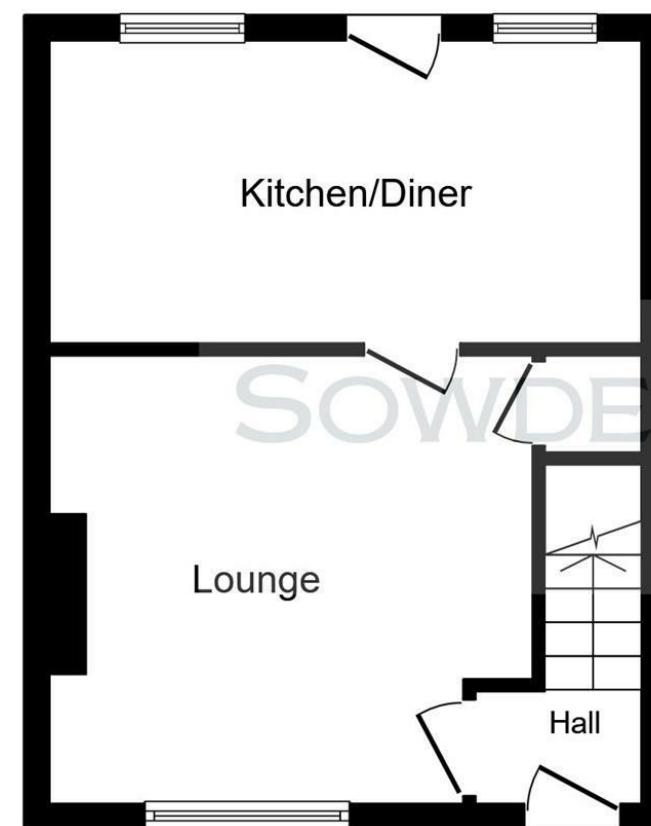
##### Bedroom Two

3.12m x 2.08m (10'3 x 6'10)

##### Shower Room

2.31m (max) x 2.08m (7'7 (max) x 6'10)

#### FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.