

11 Cornstall Buildings St. Leonards Street, Stamford, PE9 2HW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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 charming three bedroom stone house is set within a short walk of Stamford's historic town centre.

The cosy sitting room leads through to the kitchen and walk in pantry which has access to the rear courtyard garden and outbuilding and store room/lean-to. Upstairs there are three bedrooms and a 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 an established walled courtyard garden that has a brick built storage outbuilding, and a separate store room/lean to the side of the property.

Guide Price £265,000 Freehold

- Charming End Terrace Property
- Walking Distance To Central Stamford
- Kitchen & Pantry
- Outbuilding and Store Room/Lean-To
- Three Bedrooms
- Living Room
- Courtyard Rear Garden
- Council Tax Band B EPC D



ACCOMMODATION:

Entrance Hall

Living Room
4.17m x 3.30m (13'8 x 10'10)

Kitchen
2.06m x 3.30m (6'9 x 10'10)

Pantry
2.06m x 1.55m (6'9 x 5'1)

First Floor Landing

Bedroom 1
3.30m x 2.62m (10'10 x 8'7)

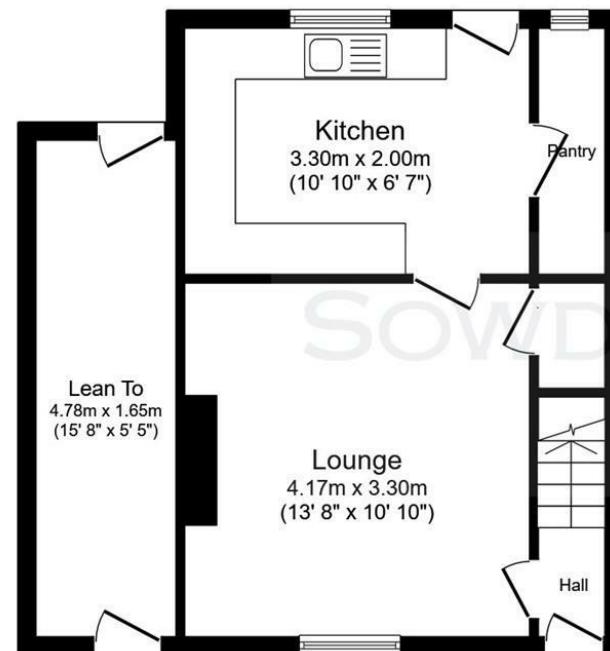
Bedroom 2
3.28m x 2.01m (10'9 x 6'7)

Bedroom 3
2.36m x 2.21m (7'9 x 7'3)

Shower Room
Lean To / Store Room
4.78m x 1.65m (15'8 x 5'5)

Outbuilding
1.70m x 1.30m (5'7 x 4'3)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io