



20 Nairn Road, Stamford, Lincs, PE9 2YR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	81
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	

This well presented three bedroom home benefits from a newly fitted kitchen, recently replaced windows and doors and has been redecorated throughout.

The accommodation comprises of an entrance hall, kitchen diner with built in oven, hob and dishwasher, sitting room with patio doors to the garden and a ground floor WC. To the first floor are two double bedrooms, a single bedroom and a family bathroom with shower over bath.

To the front of the property is a lawned garden, whereas to the rear is a enclosed garden with storage shed. Available now. Deposit £ 951.

The Energy Performance Certificate can be found here: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8498-8592-5329-0907-3983>

£825 Per calendar month

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.

- Semi detached home
- Front and rear gardens
- Large sitting room
- Gas central heating
- Council Tax Band B

- Three bedrooms
- Newly fitted kitchen
- downstairs WC
- Available now
- EPC - D



ACCOMMODATION:

Entrance Hall

Sitting Room
5.84m x 3.18m (19'2 x 10'5)

Kitchen Dining Room
4.75m x 2.82m (15'7 x 9'3)

WC

Bedroom One
3.23m x 3.68m (10'7 x 12'1)

Bedroom Two
3.68m x 2.87m (12'1 x 9'5)

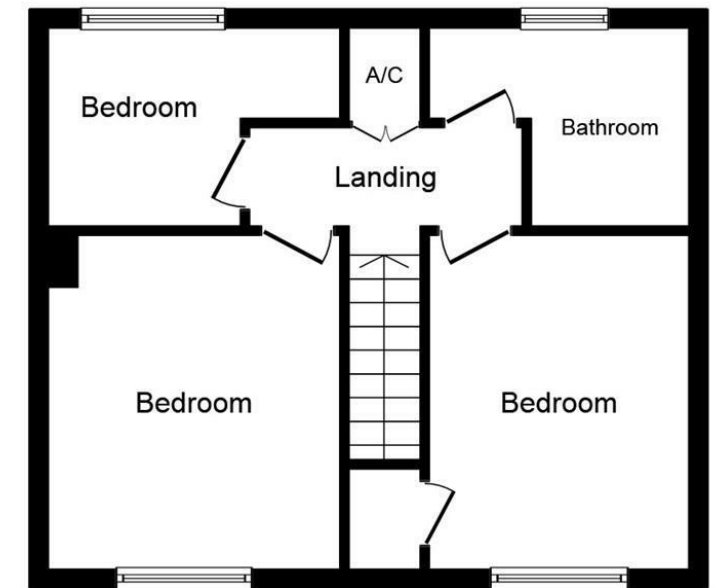
Bedroom Three
0.48m x 2.18m (1'7 x 7'2)

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

SOWDEN WALLIS
ESTATE AGENTS

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