



26 Fife Close, Stamford, Lincolnshire, PE9 2YX

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	73
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	67
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

This spacious three bedroom home in a quiet cul-de-sac location close to the A1 is available from January for a short term tenancy of 6-9 months.

The accommodation comprises an entrance hall, living dining room with patio doors to the rear garden, kitchen with built in oven, hob and dishwasher, utility room and 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 block paved driveway providing off road parking for two vehicles, whereas the rear offers a low maintenance paved garden.

Please note the garage is not included within the rent, it is being retained by the landlord for storage.

EPC rating C. Council Tax Band C. Available January. Deposit £980.00.

£860 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.

- Link Detached house
- Three bedrooms
- Tastefully decorated throughout
- Council Tax band C
- Deposit £980.00

- Driveway parking
- Enclosed rear garden
- Available January
- EPC rating C

ACCOMMODATION:

Entrance Hall

Bathroom

Living/dining room

3.58m x 7.21m (11'9 x 23'8)

Kitchen

2.62m x 3.38m (8'7 x 11'1)

Utility Room

2.44m x 3.05m (8 x 10)

WC

Bedroom One

3.05m x 3.25m (10' x 10'8)

Bedroom Two

3.10m x 3.18m (10'2 x 10'5)

Bedroom Three

2.08m x 2.29m (6'10 x 7'6)

FLOOR PLAN:

