



## 31 Kings Road, Stamford, Lincolnshire, PE9 1HD

This beautifully presented two bedroom home is set in a popular location just a short walk from the town centre.

Downstairs the accommodation comprises an entrance hall, sitting room with wood burning stove, dining room, and galley kitchen with built in double oven and gas hob. To the first floor is the master bedroom with built in wardrobes, a further double bedroom and a family bathroom with shower over bath.

To the rear of the property is a beautiful modern style landscaped rear garden and a large garage.

Available 2nd December 2020. An early viewing is strongly advised. Sorry no pets.

Deposit £1269.

**£1,100 Per calendar month**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

- Beautifully presented terrace home
- Two reception rooms
- Stunning presentation throughout
- Garage
- EPC- D

- Two double bedrooms
- Large galley kitchen
- Landscaped rear garden
- Available 2nd December 2020
- Council tax band B



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
3.66m x 3.18m (12'0 x 10'5)

**Dining Room**  
3.78m x 3.30m (12'5 x 10'10)

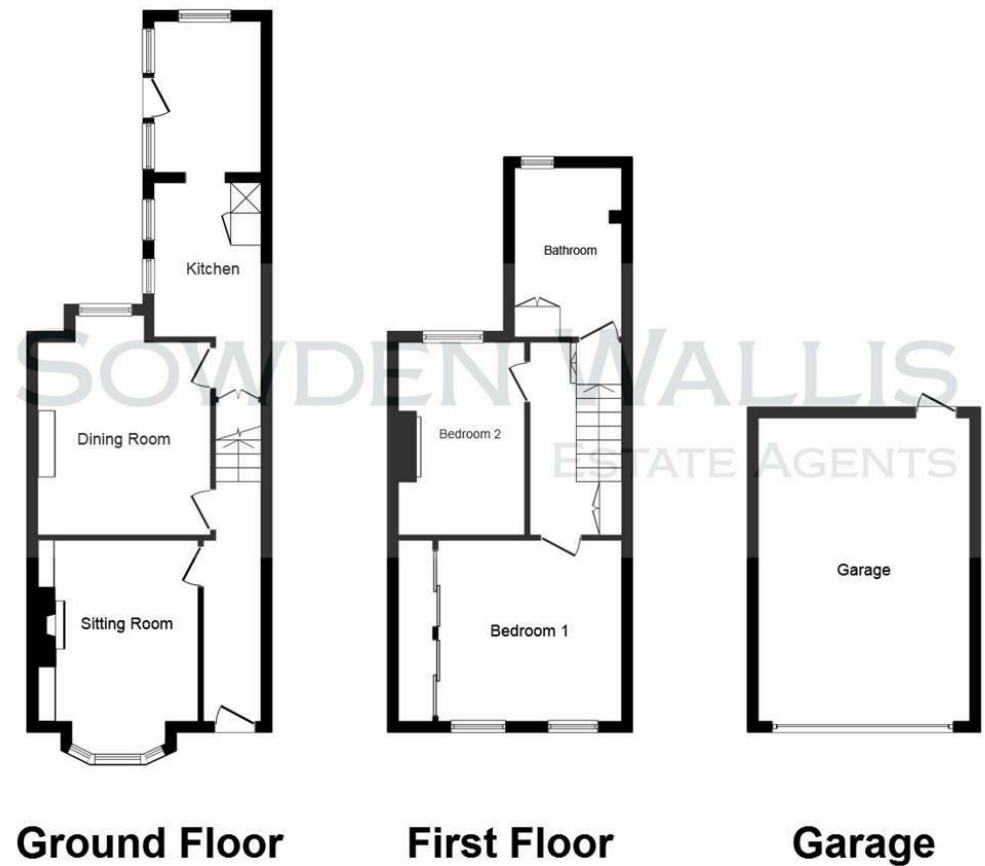
**Kitchen**  
6.02m x 2.11m (19'9 x 6'11)

**Bedroom One**  
3.63m x 3.58m (11'11 x 11'9)

**Bedroom Two**  
3.81m x 2.49m (12'6 x 8'2)

**Family Bathroom**

**FLOOR PLAN:**



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