

*7 Lambert Mews
Stamford
Lincs
PE9 2GL*

PRICE: £179,950 Freehold



DESCRIPTION: Attractive 2 Bedroom stone cottage close to the town centre. Good decorative order with wooden flooring throughout. The property comprises Sitting Room, Galley Kitchen, 2 Bedrooms and fitted Bathroom. Brick paved patio to front with space for table and chairs. 2 allocated parking spaces within the courtyard.

LOCATION: Lambert Mews is a quiet cul-de-sac location within a short walk across the Albert Bridge to the Town Centre. Burghley Park and Burghley House are close by on Barnack Road.

AMENITIES: The Town Centre is within walking distance with access to high street shops, supermarket, cafes, restaurants, Theatre etc. Easy access out of Stamford to the A1. The Bus Station and Railway Station are within a few minutes walk of the property.

ACCOMMODATION:

GROUND FLOOR:

Sitting Room: (14'9" max 11'1" min x 16'2") 4.49m max 3.38m min x 4.92m
Oak floor. Period style coal effect gas fire with back boiler. 2 radiators. Shelved alcove with meter cupboard under. Exposed beams. TV aerial point, telephone point.

Galley Kitchen: (4'9" x 15'5") 1.44m x 4.7m
Oak floor. Range of base and wall units, stainless steel sink. Integrated gas hob and electric oven. Plumbing for washing machine. Fitted worktops.

FIRST FLOOR:

Landing: Pine floor. Wooden staircase. Airing cupboard.

Bedroom 1: (10'5" x 9'9") 3.17m x 2.97m.
Pine floor. Radiator. Curtained wardrobe area with built-in drawers beneath. Telephone point.

Bedroom 2: (6'0" x 9'10") 1.83m x 3.0m
Pine floor. Radiator.

Bathroom: (8'6" x 6'2") 2.59m x 1.87m
Wood laminate floor. Ivory tinted suite comprising panelled bath with shower over, pedestal basin and WC. Radiator. ½ tiled walls. Extractor fan.

OUTSIDE: Brick paved to front. 2 allocated parking spaces within the courtyard.

SERVICES: Mains gas, electric, water and drainage are connected. None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

CENTRAL HEATING: Gas boiler to radiators

COUNCIL TAX: Band B, (2010/2011) £1,117.55 payable to South Kesteven District Council.

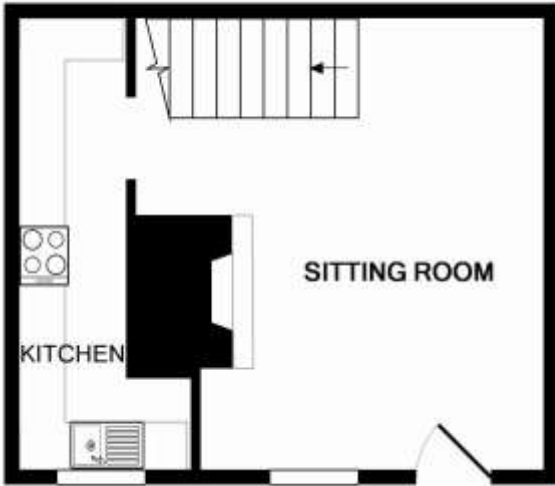
DIRECTIONS: From Red Lion Square travel along St John's Street and St Mary's Street and down the hill towards the river. Cross over the Town Bridge and take the first turning on the left onto Water Street. Turn right into Lambert Mews, follow the road round to the left, the property is on the right.

INSPECTION: Easily arranged by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

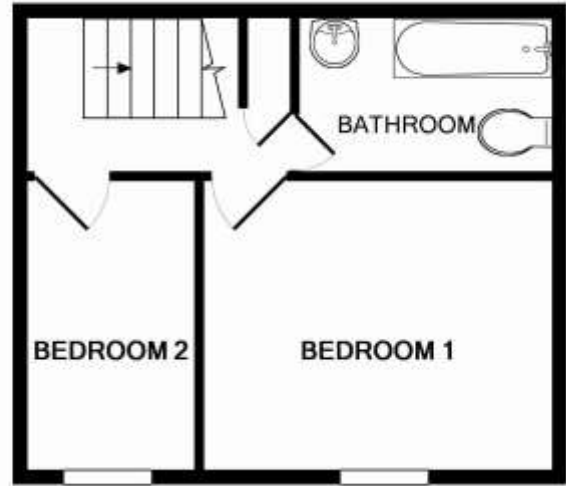
INTERESTED?: All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

MORTGAGES: Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Ref: 2329 210510

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give and neither Paul Johnson Property Consultants, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation hereto.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	