

Kings Road, PE9 1HA
Stamford
Lincolnshire
£600,000

Hurfords



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- Character 3 Double Bedroom Home
- Popular Victorian Area of Stamford
- Original Character Features
- Extended Kitchen
- Potential for Extending SSTC
- Courtyard Garden
- Large Single Garage

36 Kings Road Stamford Lincolnshire PE9 1HA

This character home is in the sought after area of Kings Road in Stamford. Boasting plenty of character features this home offers 3 double bedrooms, extended kitchen and two formal reception rooms which have been opened up. The garden is fully enclosed and features a large single garage.

Entering through the front door you are met with a generous hallway with the stunning original tiled floor leading to stairs to the first floor and access to the kitchen. To the left is an open plan living room and dining room. This room boasts bags of character including stripped original wooden floors, stunning Victorian fireplace, picture rails, sash windows and original doors. The living room benefits from the large bay window to the front offering plenty of space for furniture. The dining room is another great sized room continuing the character features currently housing a large dining table and 6 chairs, a great space for entertaining. Moving through there is access via the dining room as well as the hallway to the extended kitchen which has been opened up to offer a breakfast area and a large kitchen. It has been discussed that this could be opened up further subject to requirements but currently offers a great space with a range of base and wall units. The island has the sink in as well as a dishwasher and further storage. The kitchen also houses a large electric range cooker and plenty of space for storage. Behind the kitchen is the main bathroom which offers a bath, W/C and basin. This could be utilised as a utility room if you were to make the bathroom on the first floor in to the main bathroom.

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Moving upstairs through a generous landing space with high ceilings you reach 3 double bedrooms. Bed 1, to the front is a very large double room again with stripped wooden floors and 2 original wooden sash windows to the front of the property. There is plenty of space for furniture and in keeping with the home this room has a Victorian fireplace. Bed 2 is another double room in the centre of the home, benefitting from built in storage to the side of the chimney breast. To the rear of the home there is a good sized shower room featuring a walk in shower, pedestal basin & W/C. Bed 3 to the rear, although the smallest bedroom is still a double room and has views over the rear garden. Externally to the rear is a fully enclosed large courtyard garden leading to a generous single garage for additional storage and vehicular access and an access gate to the rear shared access. Part of the garden offers a decked area ideal for alfresco dining and drinking. Kings Road is a prestigious street within walking distance of the town centre. Benefits include the close proximity to the Endowed Schools as well as the Recreation Ground for young families and dog walks.

Viewing of this home is essential to take in the stunning features and potential this building offers!

36 Kings Road, Stamford, Lincolnshire
 Approximate Gross Internal Area
 Main House = 121 Sq M/1303 Sq Ft
 Garage = 17 Sq M/183 Sq Ft
 Total = 138 Sq M/1486 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Living Room 12'4" x 12'0"
- Dining Room 11'11" x 10'9"
- Kitchen 13'7" x 10'1"
- (Extension of the Kitchen) 16'7" x 6'0"
- Garage 18'2" x 10'0"
- Bedroom One 17'7" x 12'0"
- Bedroom Two 12'1" x 10'10"
- Bedroom Three 10'0" x 8'2"

TENURE: FREEHOLD



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