

Adelaide Street, PE9 2EN
Stamford
Lincolnshire
£550,000

Hurfords



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- Completely Refurbished 2 Bedroom Character Home
- Beautifully Updated Throughout
- Stamford Town Centre Location
- Wood Burning Stove
- Cinema Room
- Large Garage
- Separate South Facing Garden

1 Adelaide Street Stamford Lincolnshire PE9 2EN

Hurfords are proud to launch this stunning 2 bedroom home set in the centre of Stamford in a historic road dating back to 1840. The property has been beautifully updated throughout now offering 2 generous double bedrooms, the most fabulous bathroom, a cinema room, snug room and open plan kitchen & dining space.

Entering in to an entrance porch with space for coats and shoes you are lead to a quaint snug room boasting a wood burning stove for those cooler evenings set on a stone hearth with cornice, picture rails and shutters accentuating the character of the home. Moving through to the rear you enter the most fabulous open plan kitchen & dining room featuring engineered oak flooring. The kitchen has been finished to a premium standard with quartz worktops, Neff oven & hob, integrated dishwasher and fridge freezer and space for a washing machine and access to a downstairs W/C. From the dining room you can access the cellar which has been completely overhauled, boasting exposed stonework, built in entertainment wall and electric fire making this the ultimate cinema room.

Moving upstairs to the first floor there is the master bedroom to the rear offering built in storage space as well as a walk-in wardrobe accessed via the landing. Additionally on this floor is the new bathroom, an absolute showpiece with stripped pine floors, walk-in shower, Victorian style sink and complete with a roll top bath continuing the character of the home.

Continuing to the second floor there is an additional double bedroom with Velux windows bringing in bags of light to the room. To continue showing off the period of the home the chimney breast has been exposed to show off the repointed stone and a period radiator added to follow the luxury.

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Externally to the rear is a courtyard garden which has been landscaped to offer a stone seated area complete with a fitted table leading up to a sun trap of a raised area leading to the garage. The garage is accessed via double glass doors from the rear garden and is a welcome addition to the house, currently utilised as a games room complete with an electric garage door to the street behind. To the front of the house across the road is a formal grass garden, currently shared with two neighbours but all own a section of it. This could be divided up subject to requirements but currently offers a beautiful open space for the house and neighbours.

Viewing this home is essential to take in the level of detail put in to the home refurbishment!



I Adelaide Street, Stamford, Lincolnshire
 Approximate Gross Internal Area
 Main House = 96 Sq M/1034Sq Ft
 Garage = 24 Sq M/258 Sq Ft
 Total = 120 Sq M/1292 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

- Ground Floor
- Living Room 12'5" x 10'2"
- Diner 12'5" x 12'0"
- Kitchen 12'2" x 11'3"
- First Floor
- Bedroom Two 12'1" x 10'0"
- Dressing Area
- Bathroom
- Second Floor
- Principal Bedroom 18'1" x 11'0"
- Cellar
- Cellar/Bedroom Three 13'6" x 10'11"
- Garage 21'9" x 12'0"

EPC BAND: Awaiting

TENURE: FREEHOLD



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38 St. Mary's Street, Stamford, Lincolnshire, PE9 2DS

stamford@hurford.co.uk

www.hurfords.co.uk

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