

Conduit Road, PE9 1QL  
Stamford  
Lincolnshire  
£865,000

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- Four Bedroom Late Victorian Character Property
- Beautifully Presented Throughout
- Retaining Character Features
- Open Plan Kitchen/Dining Space
- Master En-Suite
- Large Enclosed Rear Garden
- Home Office Space
- External Office/Gym/Hobby Room

# 63 Conduit Road Stamford Lincolnshire PE9 1QL

The ground floor of the home comprises three reception rooms; to the front are two formal sitting rooms both boasting period features such as real fireplaces, stripped pine floors and picture rails, and filled with light from the windows to the front. The main entrance hall sits proud in the house, leading off to the reception rooms with stairs to the first floor and with plenty of light shining through the stained glass windows to the front. To the rear there is an open plan kitchen and dining room, a great space for entertaining and cooking with tiled floors opening up to a cleverly designed, airy kitchen with vaulted ceilings. A welcome addition to the ground floor, is the Conservatory, accessed via double doors from the kitchen, which has been built to a premium finish for use all year round with doors opening up to the garden in the summer and underfloor heating for use in the winter. To the right of the ground floor there is a quiet study space, a perfect spot for home workers with another pair of double doors opening to the rear garden as well as access to a useful utility space for housing white goods away from the kitchen. Also from the main hallway is access to a downstairs W/C and further storage - perfect for families. Moving to the first floor there is a generous landing space leading to four great sized bedrooms, three of which boast period fireplaces to continue the character of the home. The master bedroom features a large en-suite bathroom with both a stunning roll top bath as well as a walk-in shower, basin & Victorian style W/C. The additional three bedrooms share the family bathroom which comprises of a bath with shower over, pedestal basin & W/C. Externally to the rear of the house is the most fabulous garden with a paved area for alfresco dining and drinking and a large lawn leading up to a purpose built outbuilding, currently utilised as a music room but with full electrics and lighting could be utilised as further home office space, gym or a hobby room subject to requirements.

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The garden is completely enclosed by an array of mature shrubs on either side and overlooks onto playing fields.

This home is in a fabulous location for families, being a short walk from Stamford Town Centre and the Recreation Ground where there is a play park for younger children and entertainment during the summer months. There are residents' permits available for parking on Conduit Road but there is also the option to drop the kerb, as neighbouring properties have done, to allow for off-street parking.

Viewing this home is essential to take in the amount of space on offer in this stunning characterful property.



63 Conduit Road, Stamford, Lincolnshi  
 Approximate Gross Internal Area  
 Main House = 178 Sq M/1916 Sq Ft  
 Outbuilding = 23 Sq M/247 Sq Ft  
 Total = 201 Sq M/2163 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

- Sitting Rom 11'11" x 11'6"
- Dining Room 11'4" x 10'1"
- Kitchen 15'0" x 11'4"
- Conservatory 11'11" x 11'9"
- Sitting Room 16'7" x 14'8"
- Study 10'11" x 8'11"
- Utility 10'10" x 4'7"
- Master Bedroom 14'8" x 14'4"
- Bedroom Two 10'2" x 9'5"
- Bedroom Three 10'10" x 9'11"
- Bedroom Four 10'11" x 7'9"
- Outbuilding 15'9" x 15'9"

**TENURE: FREEHOLD**



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