

Doughty Street, PE9 1UT  
Stamford  
Lincolnshire  
£400,000

Hurfords



3



1



D



B

- Beautifully Presented 3 Bedroom Home
- Completely Renovated Throughout
- Extended Open Plan Kitchen
- Retaining Character Features
- Stunning Family Bathroom
- Off Road Parking
- Large Garden
- Chain Free

# 56 Doughty Street Stamford Lincolnshire PE9 1UT

Entering through the front door you are met with a generous entrance hall with space for storage of coats and shoes under the stairs and stairs to the first floor. To the right is the formal lounge, a bright generous room, ideal for hiding away at night with a feature electric log burner. Moving through to the rear of the home is the main attraction, the most fabulous open plan kitchen, dining & living space. Our current vendors have extended the ground floor to open up the room creating the most stunning kitchen with premium integrated appliances, quartz worktop and bi-fold doors opening up to the garden. The room is cleverly zoned creating a snug area that could be utilised as a playroom area for young families, a large area for a dining table sat beneath a roof lantern encapsulating the light and an island in the kitchen the perfect spot for when entertaining. The room has ever fashionable herringbone flooring and completely modernised to a high specification. There is also the welcome addition of a utility room for hiding the white goods as well as a downstairs W/C, perfect for when entertaining or families. Moving upstairs via a generous bright landing there are 3 bedrooms. Bedrooms 1 & 2 are both good sized double rooms, Bedroom 1 retaining the character of the home with a cast iron fireplace and large window to the front bringing in bags of light. Bedroom 2, again a great size double, features fitted wardrobes to maximise on space. Bedroom 3 although the smallest is still a single room or could create a home office for those working from home. These bedrooms share the family bathroom, which has been tastefully updated boasting fashionable black taps, shower and fittings and Crittal effect shower screen over the bath creating a modern look.

Hurfords



Externally to the front is a large block paved driveway with plenty of space for off-road parking and side access leading down to the garden. To the rear of the home is a large, decked area ideal for alfresco dining and drinking leading down to a stunning garden with plenty of lawn for young families, vegetable patch, a water feature, green house and large shed offering plenty of space and facilities for families. There is also a large area of hardstanding at the rear of the property which may be suitable for an erection of a future home office or summerhouse. This home is in a popular location within walking distance of primary schools, the leisure pool and also walking distance of the town centre. This home is a real gem with no expense spared. Viewing is essential!



56 Doughty Street, Stamford  
Approximate Gross Internal Area  
Main House = 96 Sq M/1033 Sq Ft  
Outbuilding = 6 Sq M/65 Sq Ft  
Total = 102 Sq M/1098 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 Room 12'1" x 11'5"  
Kitchen/Dining/Breakfast Room/Snug  
26'4" x 16'1"  
Utility/WC 9'9" x 3'8"  
Shed 9'3" x 6'5"  
Bedroom One 11'9" x 10'6"  
Bedroom Two 11'7" x 10'1"  
Bedroom Three 7'2" x 6'11"

**TENURE: FREEHOLD**



Hurfords



SCAN ME

Selling your property?  
Contact us to arrange a FREE home valuation.

01780 752136

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

[stamford@hurford.co.uk](mailto:stamford@hurford.co.uk)

[www.hurfords.co.uk](http://www.hurfords.co.uk)

Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203891 PDAF 0004

