

Tolethorpe Square, PE9 1LD  
Stamford  
Lincolnshire  
£220,000

Hurfords



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- Well Presented 2 Bedroom Home
- End Terrace
- Kitchen/Diner
- Beautifully Presented Garden
- Side Access
- Quiet Cul-de-Sac Location
- Great FTB/Investment Home



# 20 Tolethorpe Square Stamford Lincolnshire PE9 1LD

Positioned in a quiet cul-de-sac location easily accessible to Stamford town centre is this well-presented 2-bedroom home. The ground floor is comprising of a formal lounge, a great room with plenty of space for furniture and a large window bringing in bags of light to the room. Moving through you enter the kitchen/dining room to the rear. The kitchen offers a range of base and wall units painted in a tasteful colour providing plenty of storage. There is space for a large range cooker, fridge freezer and washing machine. Our current vendors comfortably have a table with 4 chairs in the dining space, a great spot for when entertaining. Additionally, there is a cupboard under the stairs providing storage and a door accessing the side of the home for the front and the garden.

Moving upstairs there are 2 good sized bedrooms. The master bedroom is a great sized double to the front and benefits from fitted wardrobe space. Bedroom 2 is currently utilised as a home office with a pull-out double bed and is still a good-sized bedroom. These two bedrooms share the family bathroom which has been tastefully decorated and features a bath with shower over, vanity unit, W/C and heated towel rail.

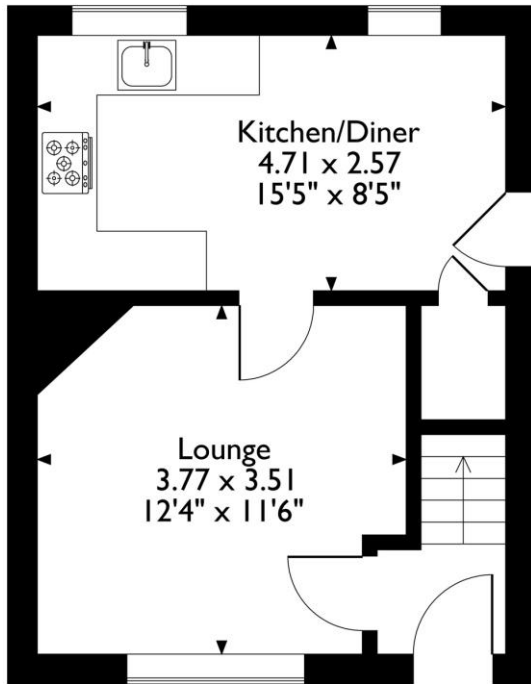
Externally to the front is a low maintenance garden with a picket fence with access to the side of the property. To the rear is a beautifully presented enclosed garden updated with a paved area for outdoor dining leading to a decked area to the end of the garden to catch the evening sun on a raised decked area and access to a shed. The garden features plenty of lawn and a raised bed to break the garden up with mature plants.

This home is ready to move in to and a fabulous First-Time Buyer opportunity or investment home and simply must be viewed!

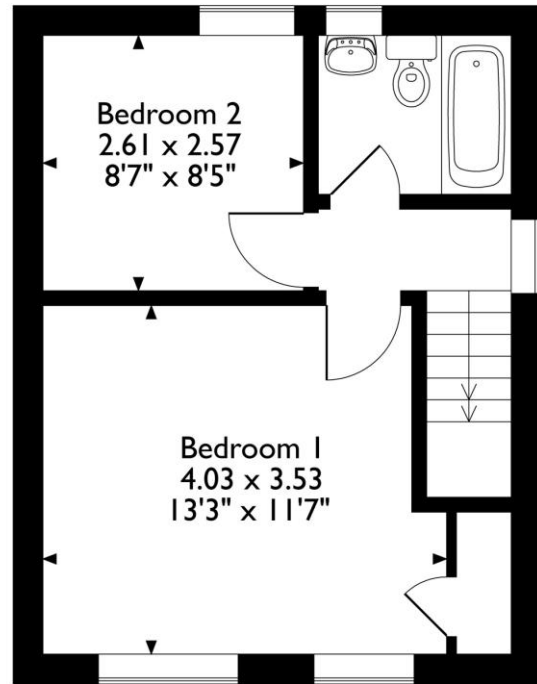


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20 Tolethorpe Square, Stamford, Lincolnshire  
Approximate Gross Internal Area  
58 Sq M/627 Sq Ft



**Ground Floor**



**First Floor**

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**

Lounge 12'4" x 11'6"  
Kitchen/Diner 15'5" x 8'5"  
Bedroom One 13'3" x 11'7"  
Bedroom Two 8'7" x 8'5"

**TENURE: FREEHOLD**






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

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

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