



Hurfords

Kings Road, Stamford Freehold: £400,000

Key Features

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- 3 Bedroom Character Home
- Beautifully Presented Throughout
- Wood Burning Stove
- Separate Home Office Space
- Generous Enclosed Rear Garden with Outdoor Kitchen

This wonderfully presented late Victorian three-bedroom property, located within walking distance of Stamford town centre, is a perfect addition to the market. Upon entering the front door, you are welcomed by a charming hallway with stairs leading to the first floor. To the left, you'll find a stunning formal lounge featuring a stripped pine door, a cozy wood-burning stove, and a quaint bay window complete with a fitted seat and shutters, adding to the home's exceptional character.

Toward the rear of the property is a formal dining room with an eye-catching buff brick floor, offering a spacious area ideal for entertaining. Double doors open to the rear garden, creating a seamless flow between indoor and outdoor spaces. Beyond the dining room is a modern galley-style kitchen, thoughtfully designed with



high-quality quartz worktops, shaker-style units with brass handles, and a generous Smeg gas range cooker, all in keeping with the home's period charm. This leads to a utility space and boot room at the rear, as well as a contemporary shower room for added convenience with W/C and basin.

Upstairs, the generous landing leads to the master bedroom at the front of the house. This room boasts a beautiful cast-iron Victorian fireplace, ample fitted wardrobes, and bespoke shutters on the windows. The family bathroom is centrally located on the first floor and is fitted to a high standard, featuring a bath with a shower overhead, floor-to-ceiling tiles, a WC, and a basin. Bedroom three, currently used as a home office, is neutrally decorated and features a sliding sash window overlooking the rear of the home. At the back of the home on the first floor, bedroom two offers a good-sized double room, tastefully decorated with a stunning feature wallpapered wall.

Externally, the rear garden is designed for low maintenance while capturing plenty of sunlight. It includes a fantastic outdoor kitchen area, ideal for summer entertaining. At the far end of the garden, the current owners have added a home office space complete with decking, full electrics, and broadband, perfect for remote work.



25, Kings Road, Stamford, Lincolnshire

Approximate Gross Internal Area

Main House = 87 Sq M/937 Sq Ft

Outbuilding = 13 Sq M/140 Sq Ft

Total = 100 Sq M/1077 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.

Additionally, there is a workshop/storage area behind the home office.

This property beautifully blends period features with modern updates and has been finished to an exceptionally high standard. Viewing is highly recommended to truly appreciate all it has to offer.

Selling your property?

Contact us to arrange a FREE home valuation.

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