

Property details **approval form**

27 Kings Road, Stamford, Lincolnshire, England, PE9 1HD

Date: 16 May 2025

Property Ref and Version: SFD204059 - 0005

Selling your home with us!

Hurfords

◆ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|--------------------|
| 1. Price | 4. Property Images |
| 2. Key Features | 5. Floor Plan |
| 3. Short Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Hurfords office:

38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

T 01780 752136 **E** stamford@hurford.co.uk

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◆ Price

£550,000

Tenure: Freehold

◆ Key Features

- Charming 3-Bed Mid-Terrace Home in Stamford
- Three Spacious Bedrooms
- close to stamford town centre
- open plan kitchen and dining area
- downstairs cloakroom
- bright and airy garden room
- front and rear gardens
- Garage
- EPC Rating: C

◆ Short Description

Situated in the desirable area of Kings Road, just a short walk from Stamford Town Centre, this beautifully extended and refurbished period mid-terrace home offers a stylish blend of original character and contemporary living.

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◆ Description

Situated in the desirable area of Kings Road, just a short walk from Stamford Town Centre, this beautifully extended and refurbished period mid-terrace home offers a stylish blend of original character and contemporary living. Finished to an exceptional standard throughout, the property provides spacious, open-plan accommodation ideal for modern family life.

The home is accessed via a generous entrance hall with elegant tiled flooring and access to both reception rooms. At the front of the property, the bright and welcoming sitting room features a cast iron fireplace, sash-style window, and retains a sense of period charm.

To the rear, the heart of the home unfolds into a stunning open-plan kitchen and family living area. The cosy yet spacious living area includes a second cast iron fireplace, bespoke built-in cabinetry, and flows seamlessly into the contemporary kitchen. The kitchen has been meticulously refitted with a range of units topped with quartz worktops, underfloor heating, a large central island, integrated appliances, and tiled flooring throughout. A feature exposed brick wall and picture window provide a wonderful outlook over the garden and add further character to the space.

Beyond the kitchen the garden room offers additional living space with a bifold door opening onto the rear patio.

Upstairs, the property offers three well-proportioned bedrooms and a tastefully refitted family bathroom, completing the accommodation.

Externally, the home benefits from a landscaped, enclosed front garden and a good-sized rear garden, mainly laid to patio, with mature shrubs, borders, and multiple seating areas-perfect for outdoor entertaining or relaxation, there is also a garage accessed at the rear of the garden.

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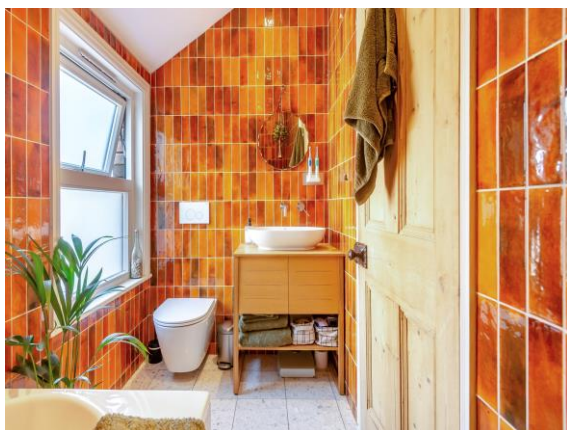
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◆ Property Images

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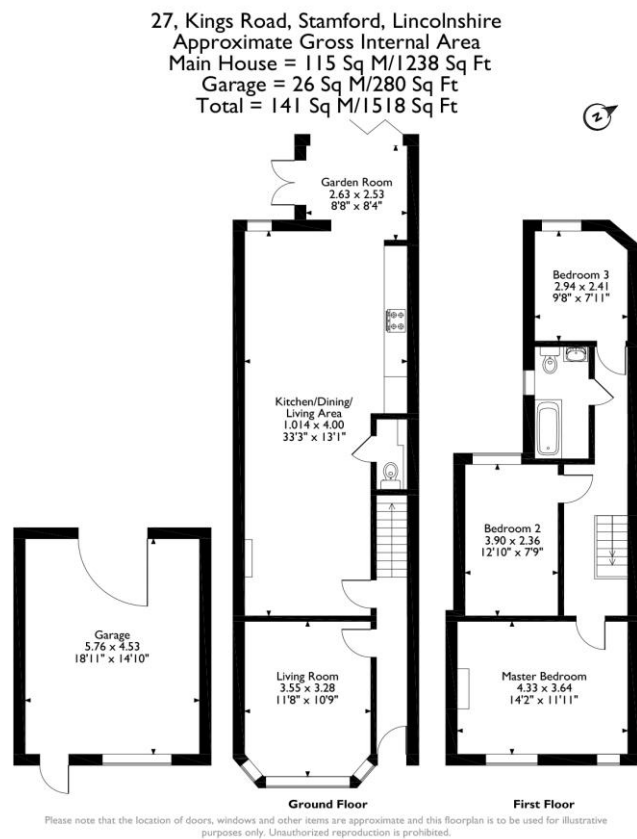
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◆ Floor Plan



◆ Approval

	Signature	Date
Josh Hurford		
Mrs E.R. Boyfield		