



Hurfords

Doughty Street, Stamford Freehold: £325,000

Key Features



- Three-bedroom semi-detached home in a desirable Stamford location
- Spacious kitchen/breakfast room with scope to modernise and extend (STPP)
- Sitting room with sliding doors opening to the garden
- Separate dining room with bay window
- Ground-floor shower room and first-floor family bathroom

The property offers generous accommodation and a beautifully maintained garden, with scope for modernisation and further enhancement.

Ground Floor

The property is entered via a welcoming hallway with stairs rising to the first floor. To the front is a bright dining room with a bay window, an ideal space for family meals or entertaining. At the rear, the sitting room enjoys a feature fireplace and sliding doors that open directly to the patio and garden.

The heart of the home is the spacious kitchen/breakfast room, extending the full depth of the house. With ample storage, worktop space, and room for a dining table, it offers an excellent foundation for a modern kitchen redesign. There is



clear potential to reconfigure the layout, add a utility room, or extend into the garden (subject to planning permission), creating a contemporary open-plan space tailored to family living.

A convenient ground-floor shower room completes the downstairs accommodation.

First Floor

Upstairs, the property offers three bedrooms: a generous master bedroom, a well-proportioned second double bedroom, and a comfortable single bedroom which could also serve as a study or nursery. These are served by a family bathroom.

Outside

To the front, there is a neatly presented lawned garden with established planting and a driveway providing off-road parking.

The rear garden is a real highlight, thoughtfully laid out and beautifully maintained. A private patio area sits directly outside the sitting room, leading to a good-sized lawn bordered by mature shrubs and flowers. Beyond this, there is a further section ideal for a vegetable garden or additional seating area, making it a versatile and enjoyable outdoor space. A wooden shed provides useful garden storage.



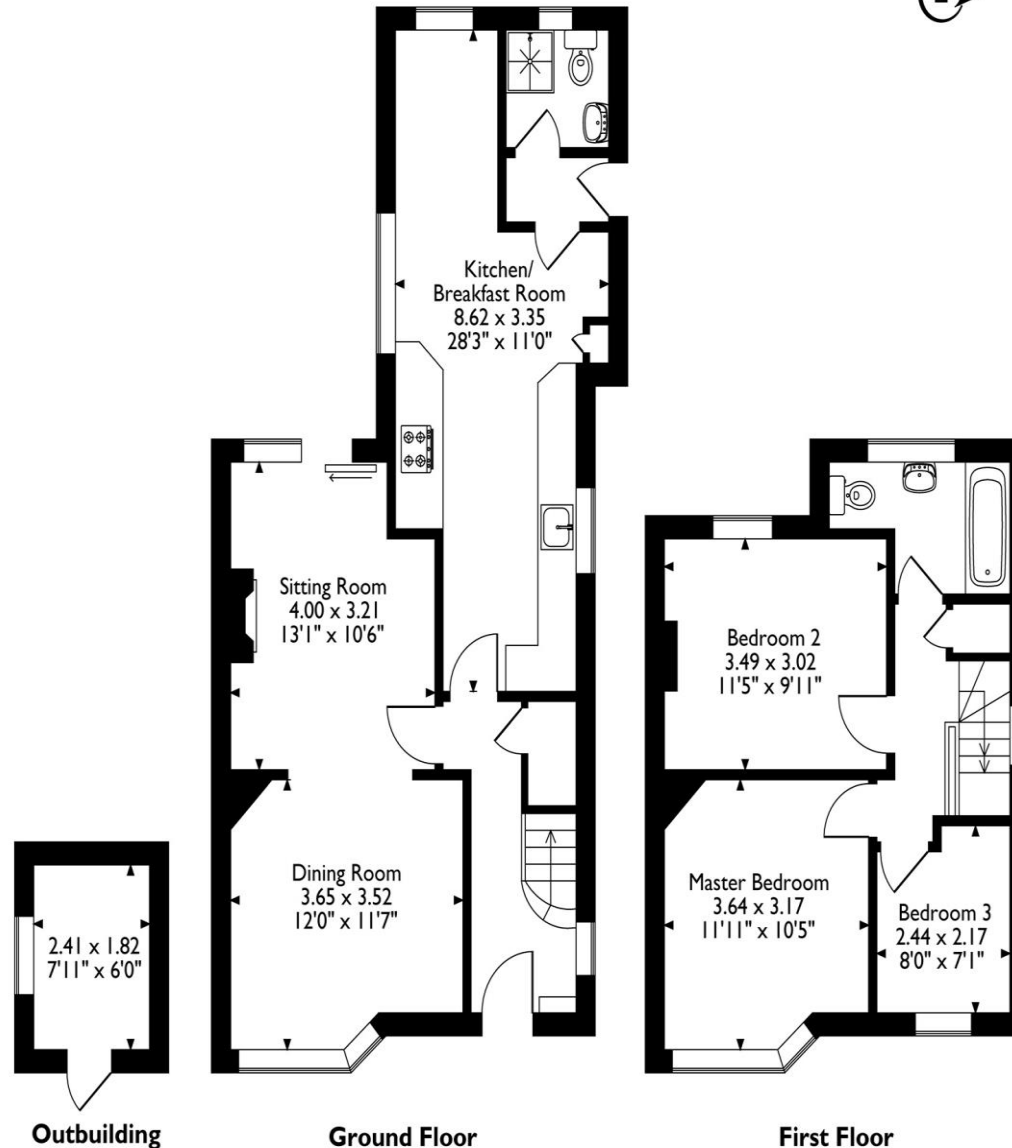
35, Doughty Street, Stamford, Lincolnshire

Approximate Gross Internal Area

Main House = 95 Sq M/1022 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

Total = 99 Sq M/1065 Sq Ft



Outbuilding

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.

The property has also benefitted from a new roof fitted in June 2025, offering peace of mind to prospective buyers.

Selling your property?

Contact us to arrange a FREE home valuation.

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