



55b & 55c St. Leonards Street, Stamford, PE9 2HN

 **NEWTON FALLOWELL**



3 2 2

### Key Features

- Development Opportunity
- Currently 2 x Apartments
- Potential for Conversion into a Town House
- Superb Town Centre Location
- Generous Garden
- No Onward Chain
- Internal Viewing Essential
- EPC Rating D
- Freehold

Guide price £350,000





**\*\*GUIDE PRICE £350,000 - £375,000\*\***

A Centrally located Townhouse having been converted into 2 apartments which have been consistently let is being offered to the market with Vacant Possession & NO ONWARD CHAIN. The property is arranged over three levels with a first floor 1 bedroom flat and a ground floor/lower ground floor 2 bedroom flat with a generous SOUTH FACING GARDEN and offers the potential to convert in to a sole dwelling (STNPP).

When approaching the property, the external appearance is that of a traditional townhouse, however on entry through the main front door, leads you to a 2 bedroom apartment arranged over the ground and lower ground floor, with access leading out to a generous rear garden and scope to extend (STNPP). A gated shared passage with two of the neighbouring properties leads down the side of the property meeting the access to the 1 bedroom apartment that occupies the 1st floor. Both properties require modernisation and offers the potential for conversion in to a sole dwelling (STNPP) arranged over three floors boasting 3/4 bedrooms.

Outside the property there is a surprisingly generous garden which can be accessed from the street via a shared passage with two neighbouring properties. The garden is mainly laid to lawn with some planting and enjoys a south facing aspect.

**55B**

Porch 0.89m x 0.82m (2'11" x 2'8")

Hall 2.12m x 0.9m (7'0" x 3'0")

Bedroom one 3.27m x 3.55m (10'8" x 11'7")

Inner hall 1.55m x 0.92m (5'1" x 3'0")

Bedroom two 3.3m x 2.62m (10'10" x 8'7")

Stairs to lower ground floor 1.62m x 0.74m (5'4" x 2'5")

Living room 4.26m x 4.25m (14'0" x 13'11")

Utility room 2.54m x 2.32m (8'4" x 7'7")

Bathroom 1.9m x 1.87m (6'2" x 6'1")

Kitchen 2.57m x 2.37m (8'5" x 7'10")

**55C**

Entrance hall 1.65m x 0.82m (5'5" x 2'8")

Bathroom 2.49m x 1.75m (8'2" x 5'8")

Living room 4.66m x 3.31m (15'4" x 10'11")

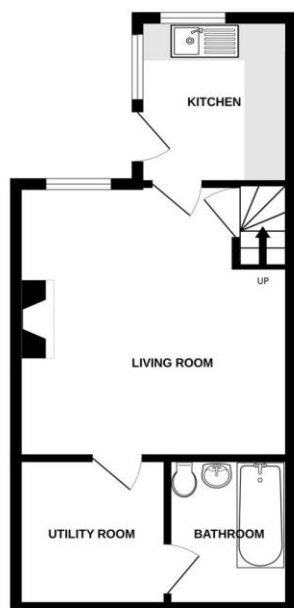
Bedroom 3.54m x 3.12m (11'7" x 10'2")

Kitchen 2.53m x 2.22m (8'4" x 7'4")

**Agent Note**

The neighbours have right of access to the rear.

**BASEMENT**  
360 sq.ft. (33.5 sq.m.) approx.



**GROUND FLOOR**  
426 sq.ft. (39.6 sq.m.) approx.



**1ST FLOOR**  
352 sq.ft. (32.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council  
Council Tax Band: A

### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.