



St Leonards Street, Stamford

 **NEWTON FALLOWELL**



2 1 2

## Key Features

- Stunning Character Property
- Town Centre Location
- Full Renovation Opportunity
- Rear Courtyard Garden with Brick-built Outbuilding
- Viewing Advised to see Potential
- On Street Permit Parking
- Council Tax Band - C
- EPC Rating - TBC
- Freehold

£285,000





Newton Fallowell are delighted to offer this stunning character property, ideally located just moments from Stamford town centre. Requiring full modernisation throughout, this home presents a unique opportunity to create something truly special and would make an ideal renovation project.

Upon entering the property, a porch leads directly into the living room, which benefits from a front-facing window and a gas fireplace. From here, you pass through to the hallway, where stairs lead down to the lower ground floor. This level comprises a useful utility room, a convenient WC and shower room, and a spacious kitchen diner, enhanced by a skylight positioned in the far right-hand corner, allowing for plenty of natural light.

The first floor offers a generous double bedroom along with a separate bathroom. The top floor provides an additional double bedroom, boasting stunning views across Stamford.

To the front of the property, there is on-road permit parking. The rear garden is courtyard in style and includes a brick-built outbuilding, with a rear passage providing access back to the street.







Porch 1.31m x 1.09m (4'4" x 3'7")

Lounge 4.57m x 4.36m (15'0" x 14'4")

Kitchen/Diner 4.23m x 4.51m (13'11" x 14'10")

Utility Room 1.74m x 3.56m (5'8" x 11'8")

WC 1.01m x 2.39m (3'4" x 7'10")



Shower Room 3.1m x 0.96m (10'2" x 3'1")

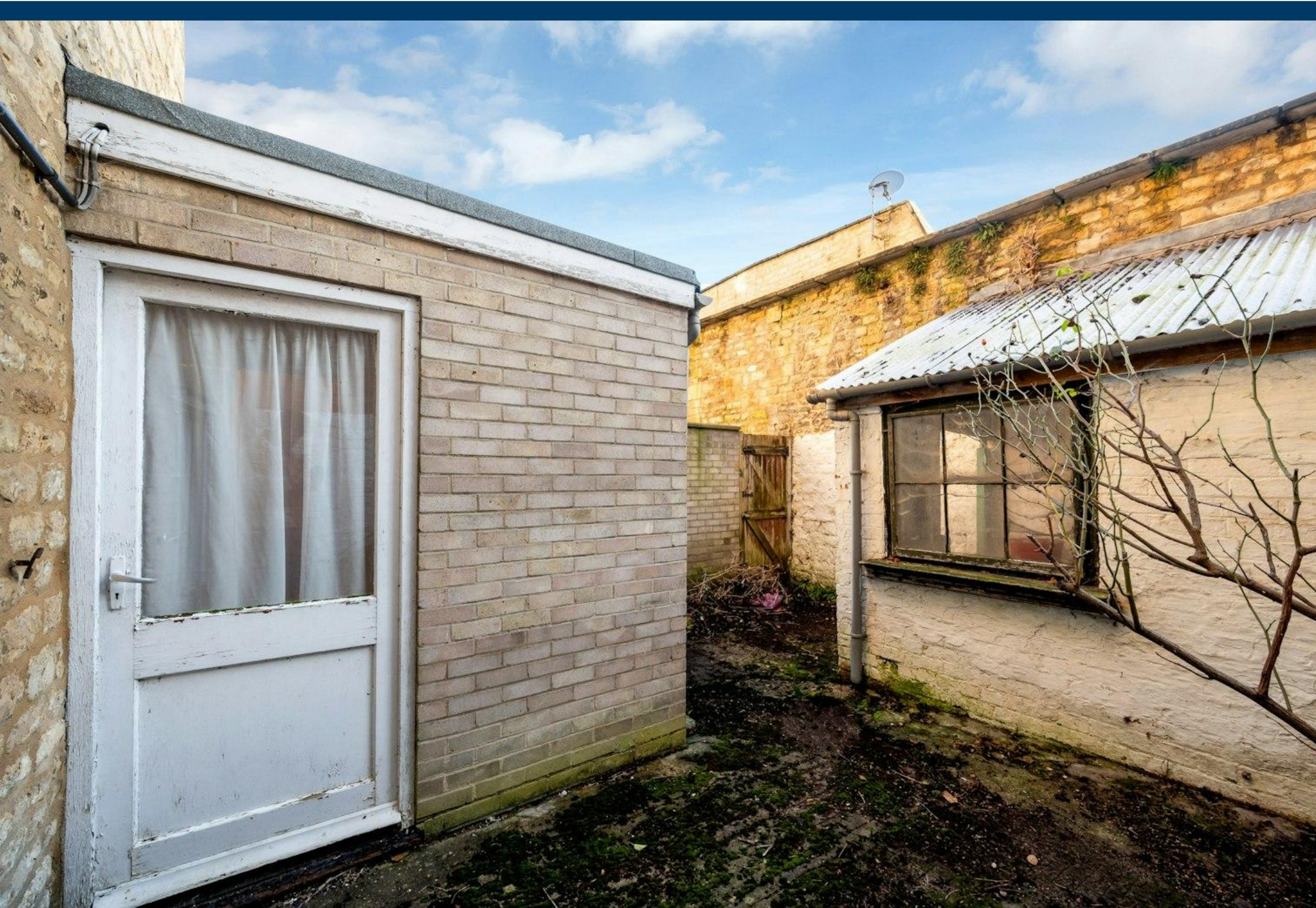
Bedroom One 4.62m x 4.21m (15'2" x 13'10")

Bedroom Two 4.21m x 4.83m (13'10" x 15'10")

Bathroom 1.26m x 1.46m (4'1" x 4'10")





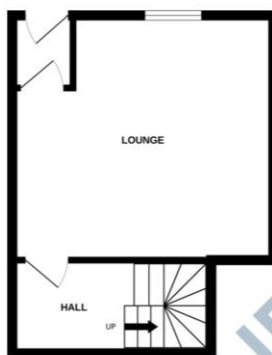




**BASEMENT**  
369 sq.ft. (34.3 sq.m.) approx.



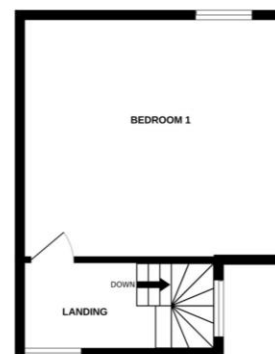
**GROUND FLOOR**  
305 sq.ft. (28.3 sq.m.) approx.



**1ST FLOOR**  
287 sq.ft. (26.7 sq.m.) approx.



**2ND FLOOR**  
287 sq.ft. (26.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1287sq.ft. (119.6 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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#### **COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: C

#### **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.