

5 Kings Road, Stamford, Lincolnshire, PE9 1HD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Set within easy walking distance of the town centre, this period extended four bedroom town house comes with a stunning open plan kitchen diner and two further reception rooms. The front living room is bay fronted and boasts a log burner and parquet style wood flooring. The family room also has a wood burner which opens up into the light filled kitchen diner.

The accommodation comprises: - Entrance hall, sitting room, family room, open plan kitchen diner, utility room, shower room, landing four bedrooms and a family bathroom, as well as a cellar.

To the rear of the property is a well presented enclosed walled lawn garden that has a decked area as well as a limestone patio. In addition, there is a double garage to the rear which comes with power, light and an electric up and over door.

Guide Price £695,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character town house
- Stunning open plan kitchen diner
- Four bedrooms, three with fitted wardrobes
- Double garage to the rear
- Ample storage throughout including a cellar

- Walking distance to the town centre
- Two reception rooms
- Stylish entrance hall
- Gas fired central heating
- EPC - D, Council Tax Band - C, 1,711 sqft



ACCOMMODATION:

Entrance Hall

Living Room
4.83m x 4.67m (15'10 x 15'4)

Family Room
3.86m x 3.81m (12'8 x 12'6)

Open Plan Kitchen Diner
5.69m x 5.49m (18'8 x 18')

Utility Room
2.59m x 2.36m (8'6 x 7'9)

Shower Room
2.59m x 0.97m (8'6 x 3'2)

Landing

Main Bedroom
3.91m x 3.84m (12'10 x 12'7)

Bedroom Two
4.06m x 3.51m (13'4 x 11'6)

Bedroom Three
2.87m x 2.59m (9'5 x 8'6)

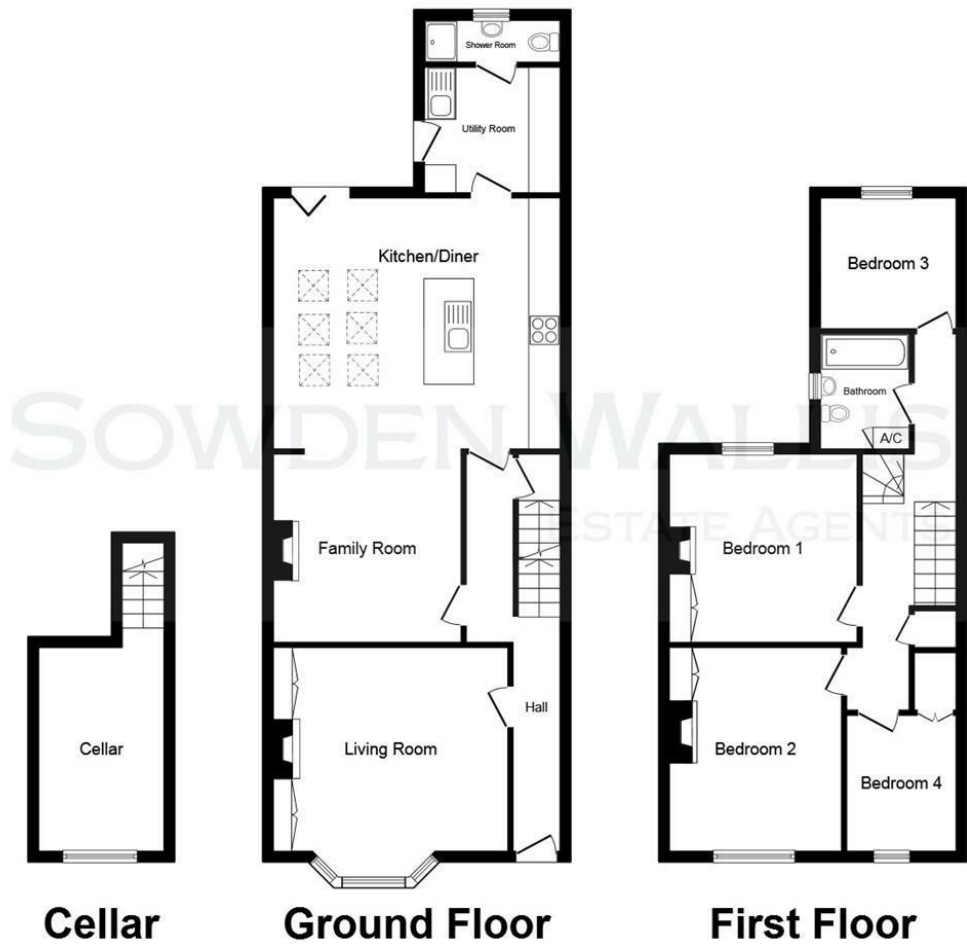
Bedroom Four
2.06m x 2.18m (6'9 x 7'2)

Bathroom
2.84m x 1.85m (9'4 x 6'1)

Cellar
3.66m x 1.83m (12' x 6')

Double Garage
5.49m x 5.89m (18'140 x 19'4)

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox