



Vine Street  
Stamford PE9 1QE



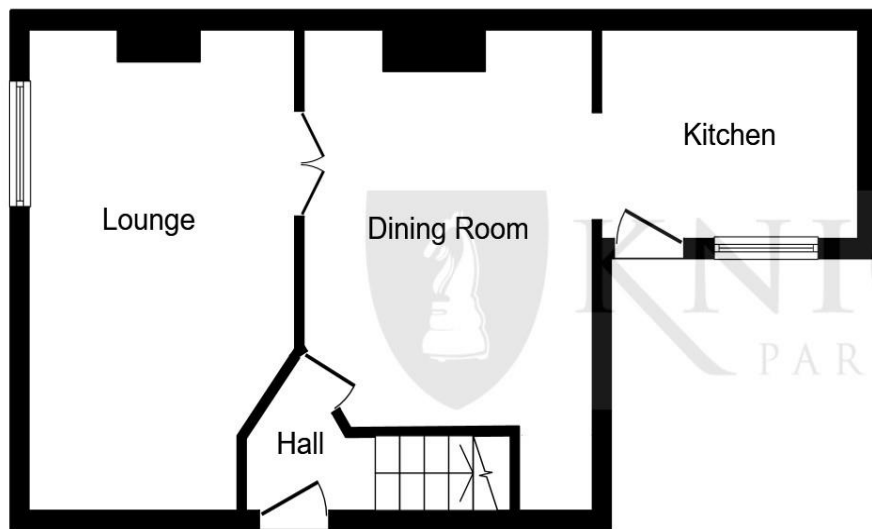
**KNIGHT**  
PARTNERSHIP

## *Welcome to* **Vine Street**

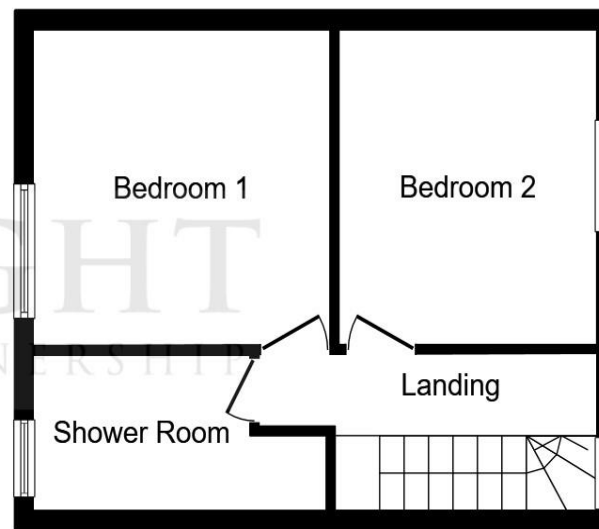
Situated conveniently to Stamford town centre and all its amenities, is this beautifully presented period home which has the rare benefit of an off road parking space (with potential to create a further space), a courtyard garden and a refitted kitchen. The property is offered with no onward chain.







**Ground Floor**



**First Floor**

**Living Room**

16' 10" x 10' ( 5.13m x 3.05m )

**Dining Room**

16' 10" x 10' 10" ( 5.13m x 3.30m )

**Kitchen**

7' 4" x 9' 8" ( 2.24m x 2.95m )

**Bedroom One**

11' x 11' 4" ( 3.35m x 3.45m )

**Bedroom Two**

11' x 9' 6" ( 3.35m x 2.90m )

**Shower Room**

5' 6" x 8' 1" ( 1.68m x 2.46m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

### Vine Street

- Off Road Parking!
- Immaculately Presented Characterful Home
- Refitted Kitchen
- Courtyard Garden
- Town Centre Location
- No Chain

Tenure: Freehold EPC Rating: D

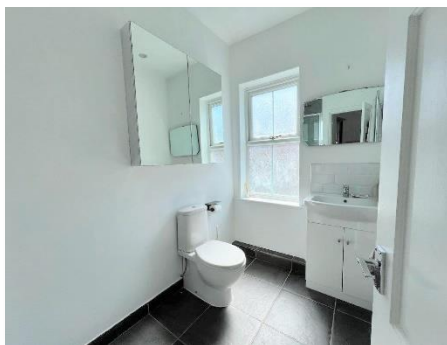
offers over

# £325,000

Much improved by the current owner this stunning period home offers characterful accommodation comprising: Entrance hall with door through to the dining room, with window overlooking the courtyard garden and under stair nook to accommodate working from home. With French doors opening into the lounge with a lovely feature fireplace. Also from the dining room is the beautifully refitted kitchen to the rear with door to the garden. The kitchen has been configured to offer integrated appliances including oven and hob, fridge freezer and washer dryer. Revealed brickwork, vintage style electrics and salvaged scaffold plank shelves give the kitchen a reclaimed feel and add to the characterful nature of the property.

Upstairs are two spacious double bedrooms and shower room, refitted in recent years.

Outside the property benefits from an off-road parking space with the potential to create a further space and a courtyard garden with gated access to the front.



Please note the marker reflects the postcode not the actual property

 01780 765060

 mailroom@knightpartnership.com

 3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA

 knightpartnership.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Knight Partnership is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



# KNIGHT

PARTNERSHIP

Property Ref:

SMD104441 - 0005