



St. Leonards Street
Stamford PE9 2HN



KNIGHT
PARTNERSHIP

Welcome to
St. Leonards Street

Situated centrally is this three-storey town house currently configured as two flats requiring updating throughout. An opportunity to improve whilst retaining the existing layout or reconfiguring to offer a single dwelling as required.





Lower Ground Floor (flat C)

Kitchen

8' 5" x 7' 7" (2.57m x 2.31m)

Lounge

13' 11" x 13' 11" (4.24m x 4.24m)

Utility Room/Store Room

7' 1" x 6' 7" (2.16m x 2.01m)

Bathroom

6' 2" x 6' 5" (1.88m x 1.96m)

Ground Floor

Bed One/Reception (flat C)

10' 9" x 11' 7" (3.28m x 3.53m)

Bed Two/Reception (flat C)

10' 10" x 8' 7" (3.30m x 2.62m)

Rear Garden

First Floor (flat B)

Kitchen

7' 2" x 8' 2" (2.18m x 2.49m)

Bed One/Reception

11' 7" x 10' 2" (3.53m x 3.10m)

Lounge/Bedroom

10' 10" x 15' 3" (3.30m x 4.65m)

Bathroom

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

Welcome to

St. Leonards Street

- Property With Potential!
- Town Centre Location
- Three Storey Town House
- Generous South Facing Garden
- Opportunity To Update & Reconfigure

Tenure: Freehold EPC Rating: D

guide price

£375,000

Currently arranged to offer a two-bedroom maisonette accessible from the ground and lower ground floor and a one bedroom first floor flat. This three-storey property now offers potential to be returned to a single dwelling and configured to your own requirements. Spacious and bright, the property is finished in stone to the rear as is customary when visible from Burghley House, there is a generous southerly aspect rear garden, offering equally as blank a canvas. There is an arched overhead and cobbled underfoot alleyway leading from the front through the building giving access to the rear. An impressive building with retained period features offering ample potential to create a stunning Stamford home.

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



Please note the marker reflects the postcode not the actual property

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