

St. Leonards Street Stamford PE9 2HN



## *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.



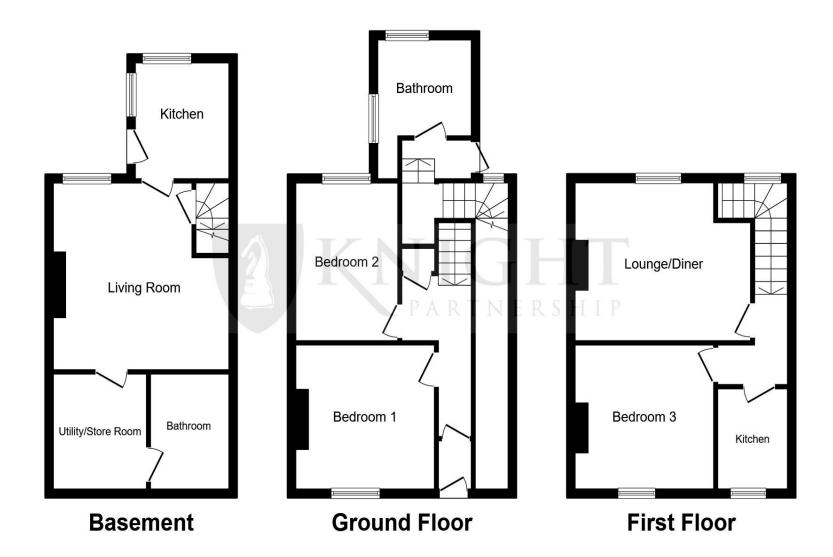












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

## 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** 

## 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





3 Red Lion Street, STAMFORD, Lincolnshire, PE9 1PA knightpartnership.com



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The Property Ombudsman



**Property Ref:** SMD104384 - 0005