

The #1 Agent in the area bringing London & out of area buyers to your door



- Extended Character Property
- Prime Location Opposite The George Hotel
- Beautifully Presented Throughout
- Open Plan Living Space
- Two Large Double Bedrooms, Potential For Third
- Secure Off Road Parking
- Attractive Views Over The Welland Meadows
- First Floor Balcony With Seating Area

Station Road, Stamford, PE9 2WB

A well presented extended character property, situated in the heart of the sought after market town of Stamford. Positioned in a fantastic location opposite the George Hotel, with views overlooking the Welland Meadows.

Through the front door you are welcomed into the entrance hall, with cloakroom and stairs leading to the first floor with a generous storage cupboard underneath. A fitted Oak kitchen diner with a range of appliances and ample cupboard space, including under floor heating and bay window. The extended L-shape living room includes feature fireplace and access to further storage cupboard and patio doors to the garden.

To the first floor is a generous landing leading to the master bedroom with built-in wardrobes and ensuite bathroom with under floor heating. This room also benefits from a balcony with room to hold a table and chairs perfect to enjoy an evening overlooking Stamford. Also to the first floor is a second double bedroom with built-in wardrobes and bay window with an adjoining family shower room.

Externally, the front of the property offers a paved area which is secured with metal railings. To the rear of the property, you will find two large off-road parking spaces with potential to make a small courtyard garden. This area is enclosed with electric gates.

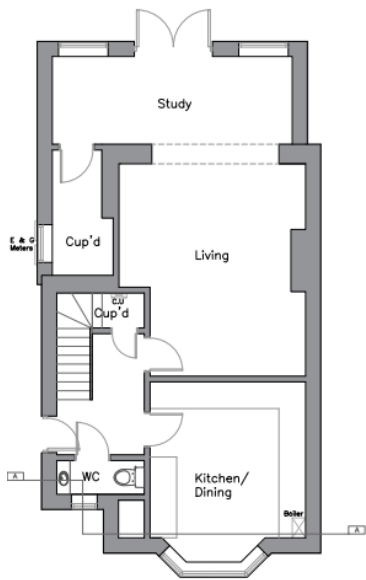
Planning has also been applied for a loft conversion to create a large third bedroom with ensuite, alterations to the first floor to create a second ensuite, and alterations to the ground floor to create a large open plan living kitchen with bifold doors and new porthole window within the front gable. Planning details can be found on the South Kesteven District Council website, planning reference: S23/2236.



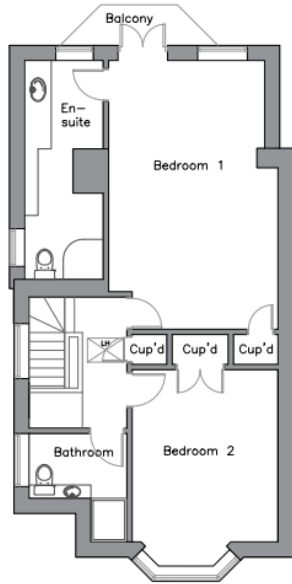


For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

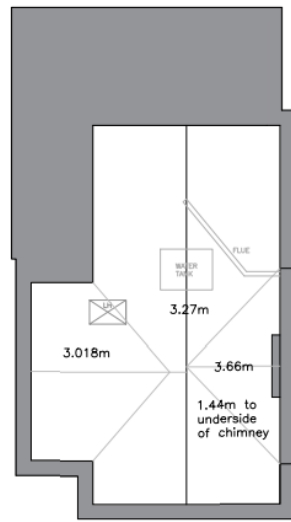
Existing Plans



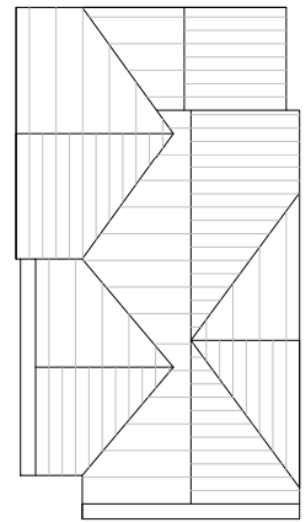
Ground
Floor Plan



First
Floor Plan

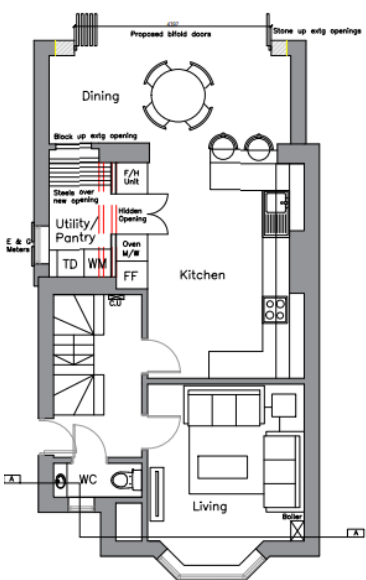


Loft
Plan

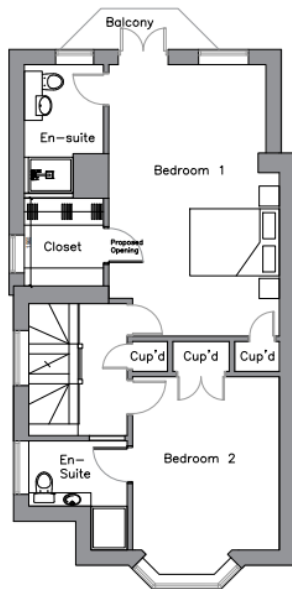


Roof
Plan

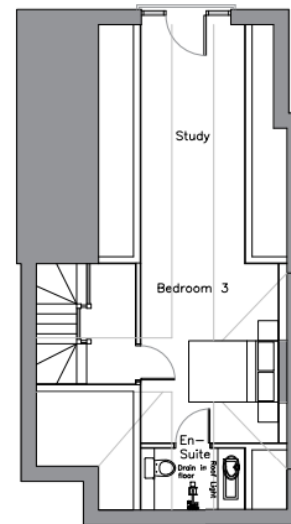
Proposed Plans



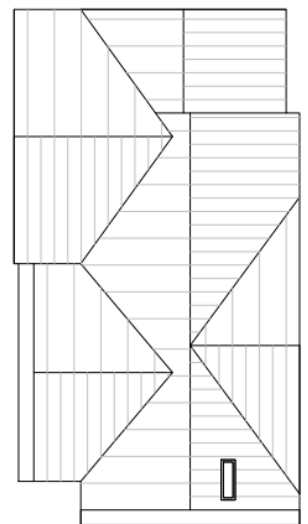
Ground
Floor Plan



First
Floor Plan



Second
Floor Plan



Roof
Plan

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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