



Kings Road, Stamford

Character three-bedroom, two-bathroom home set in the sought-after location just above the recreation ground, giving easy access into this popular Georgian market town.

FEATURES

- Sought-after location just above Stamford's recreation ground.
- Three double bedrooms, including a principal bedroom with en-suite.
- Two bathrooms plus a ground-floor WC.
- Character features including attractive stone bay window and tiled pathway entrance.
- Low-maintenance rear garden with garden room/outbuilding.
- Well-presented and in good order
- Offered with NO CHAIN





ACCOMMODATION

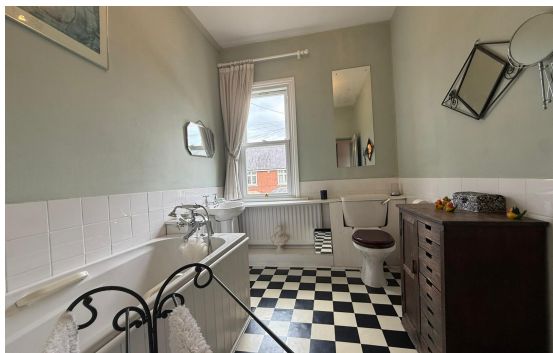
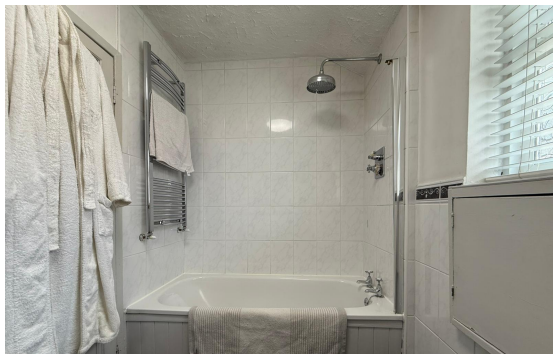
The property is full of charm, featuring a sitting room, dining room, kitchen with adjoining breakfast room, utility room, and a ground-floor WC.

Upstairs offers three well-proportioned bedrooms, including a generous principal bedroom with en-suite, and a family bathroom. The low-maintenance rear garden includes a garden room/outbuilding, while the garage has been converted to create an additional al fresco dining area (this could easily be reinstated as a garage if required and may allow for off-road parking).

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EXTERNAL

The front garden features attractive walling and a tiled pathway entrance, complemented by a beautiful stone bay. The property is in good order throughout and offered with NO CHAIN..

Stamford is widely regarded as one of the finest stone towns in England, renowned for its beautiful Georgian architecture, vibrant town centre, and excellent range of shops, cafés, and restaurants. The town offers superb schooling, strong community spirit, and convenient access to the A1 and mainline rail services to London.

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Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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