

# Empingham Road, Stamford

2 Bedroom, 1 Bathroom, 1 Reception

Charming character property in Stamford town centre with inviting open-plan lounge, spacious kitchen, 2 double bedrooms, luxury bathroom, and private courtyard garden. Viewing is highly recommended to appreciate this wonderful home!

Council Tax band: C

Tenure: Freehold

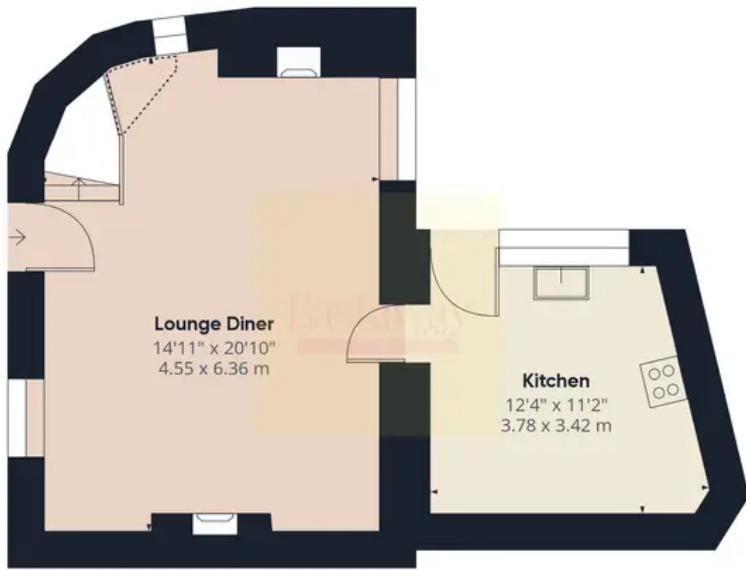
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

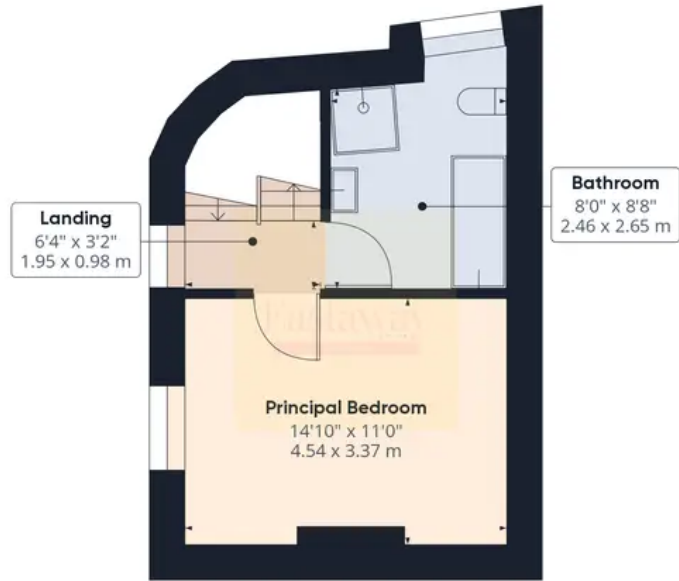
- Character cottage in the heart of Stamford
- Full of character and original features throughout
- Two large double bedrooms
- Beautiful private courtyard garden
- A landmark property in Stamford affectionately known as Curve Cottage
- Large kitchen to the rear with natural stone floor and integrated appliances.
- Spacious bathroom with freestanding roll top bath



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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

925.13 ft<sup>2</sup>

85.95 m<sup>2</sup>

Reduced headroom

6.23 ft<sup>2</sup>

0.58 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.







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