



01780 672030
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19 Reform Street, Stamford – PE9 2XB

Stamford

In Excess of £750,000

19 Reform Street, Stamford

This beautifully designed detached home is just a short walk from Stamford town centre. It offers modern living in a prime location with a bright, dual-aspect living room, spacious open-plan kitchen, and a south-facing garden.

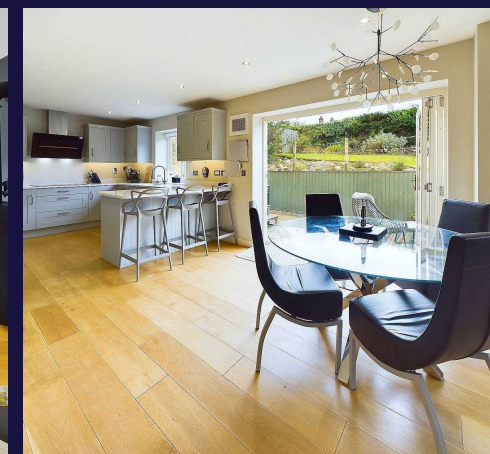
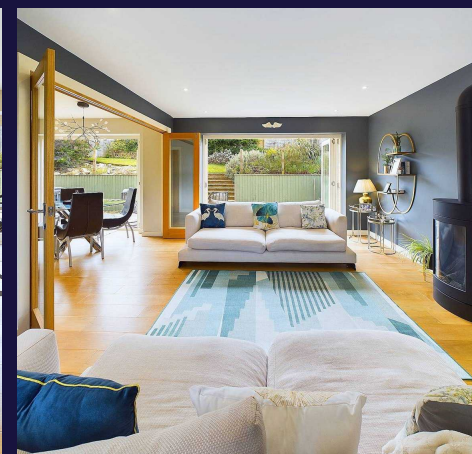
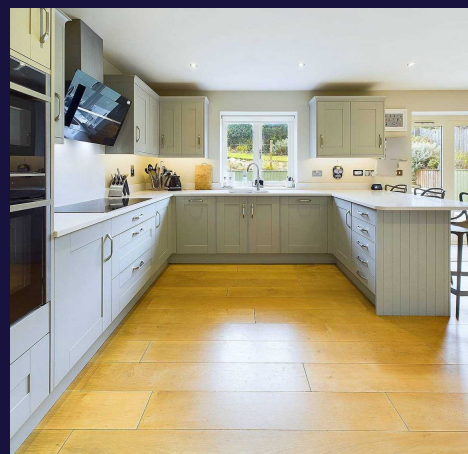
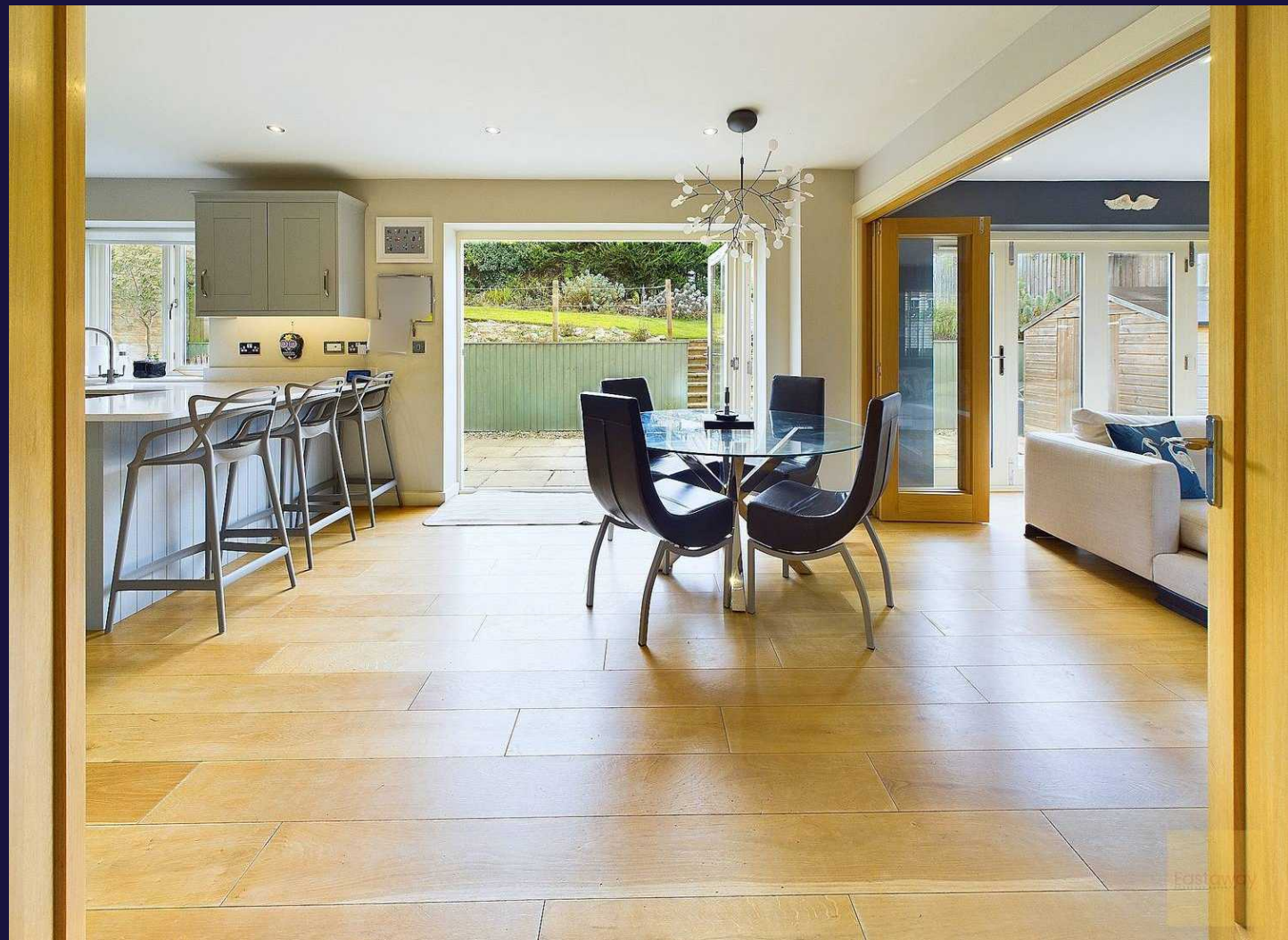
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Principal bedroom with en-suite, dual aspect windows, and built-in wardrobes
- Spacious, open-plan kitchen/dining/living area with bi-fold oak and glass doors
- Bright living room with dual aspect windows and gas log burner
- South-facing garden with patio and lawn
- Prime location just a short walk from Stamford town centre and train station
- Great location for access to local primary and secondary schools.
- Four double bedrooms, all with built-in storage, two with en-suites
- Modern kitchen with integrated ovens, hob, extractor, fridge, freezer and dishwasher



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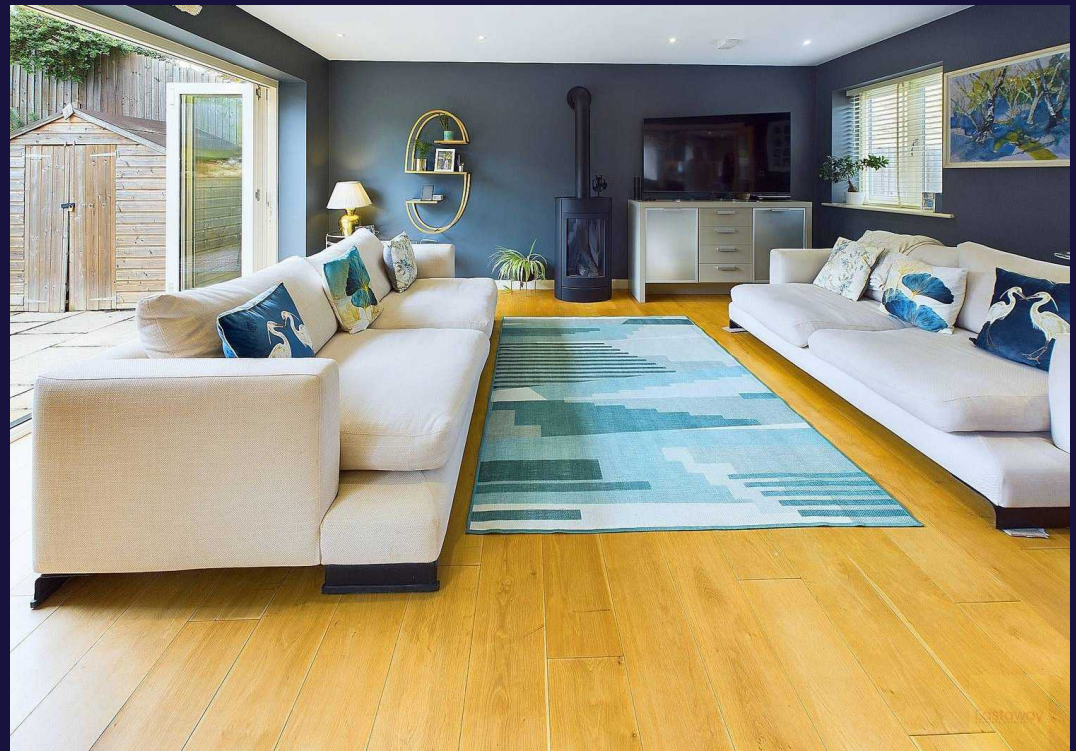
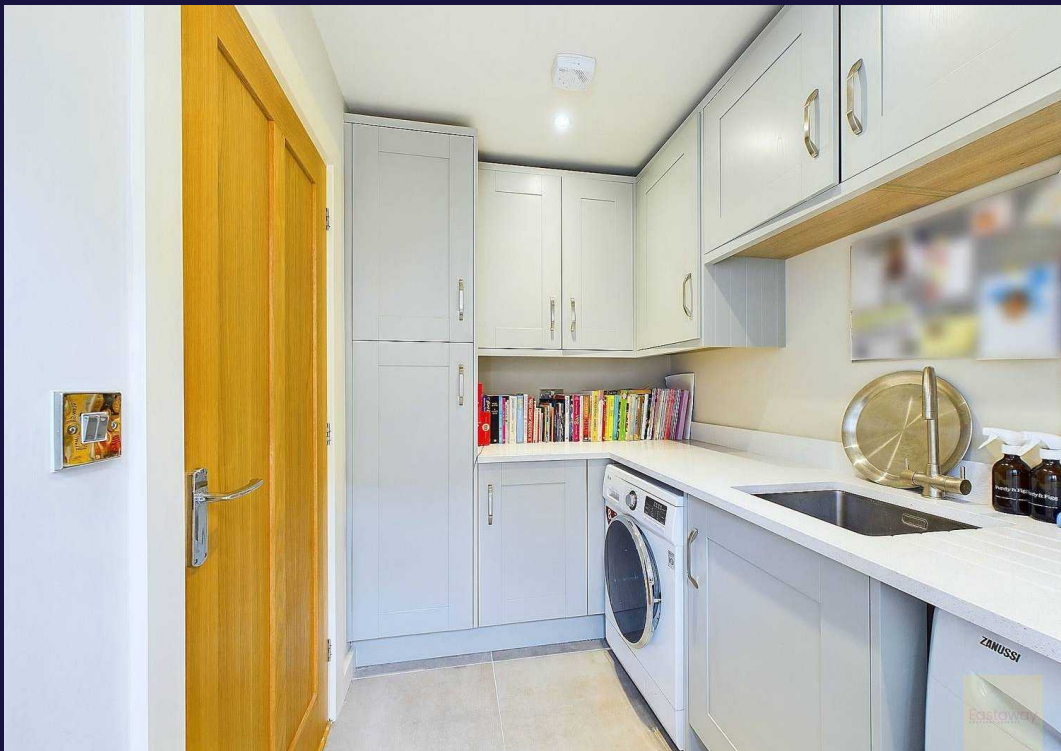
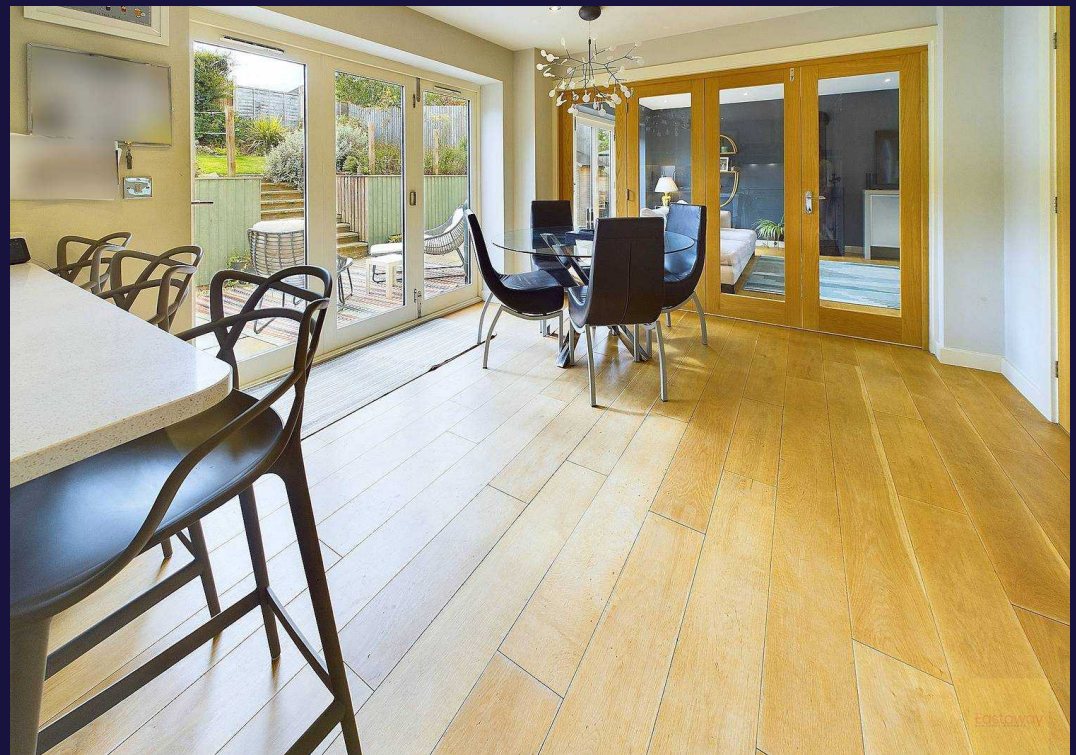
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Situated in the exclusive Torkington Mews development by Elton Homes, this stunning 4-bedroom detached house offers modern living in the heart of Stamford. Built just a few years ago, this property is one of three executive detached homes, providing a rare opportunity to live in this sought-after location.

As you enter the home, you're greeted by a bright and welcoming entrance hall. To the left, you'll find a versatile reception room, perfect for use as a study or snug. The heart of the home is the large, open-plan kitchen, dining, and living space. This area is perfect for entertaining, with bi-fold oak and glass doors that can divide the space if needed or open up for a more spacious feel. The living room is filled with natural light, thanks to its dual aspect windows, and features a cosy gas log burner. The modern kitchen is fitted with high-quality appliances, including dual ovens, hob, extractor, fridge, freezer and dishwasher, while the separate utility room provides space for a washer, dryer, and additional storage.

Upstairs, the principal bedroom is a real highlight, offering dual aspect windows that flood the room with light, built-in wardrobes, and an en-suite with a shower, WC, and basin. Bedroom two also has its own en-suite, while the other two double bedrooms share a contemporary family bathroom with a bath, overhead shower, WC, and basin. Every bedroom comes with built-in storage, providing plenty of space for all your belongings.

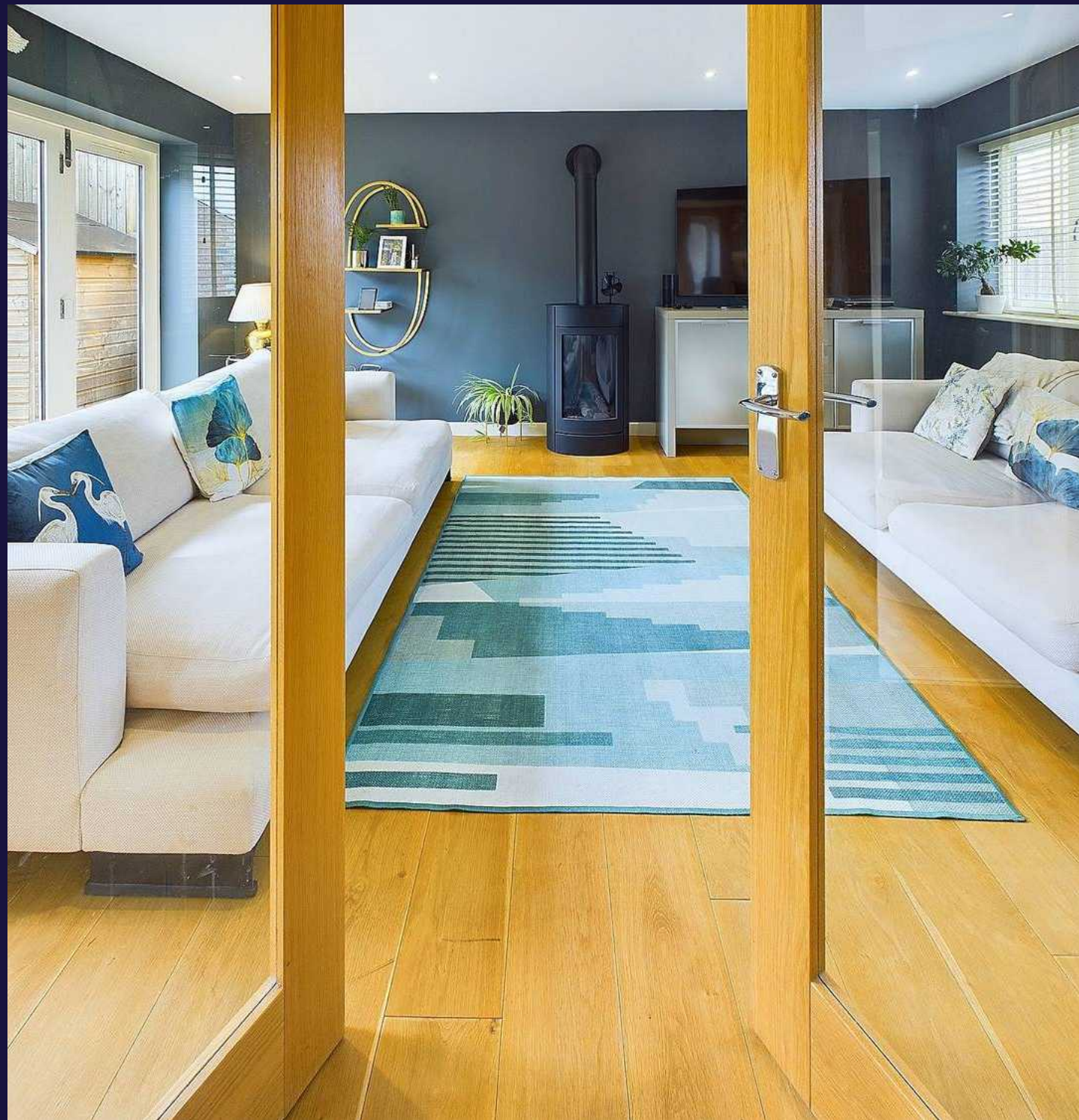
Outside, the south-facing garden is the perfect spot to relax, with a patio area ideal for alfresco dining and steps leading up to a lawned area. At the front, there's off-road parking for multiple cars on the driveway.

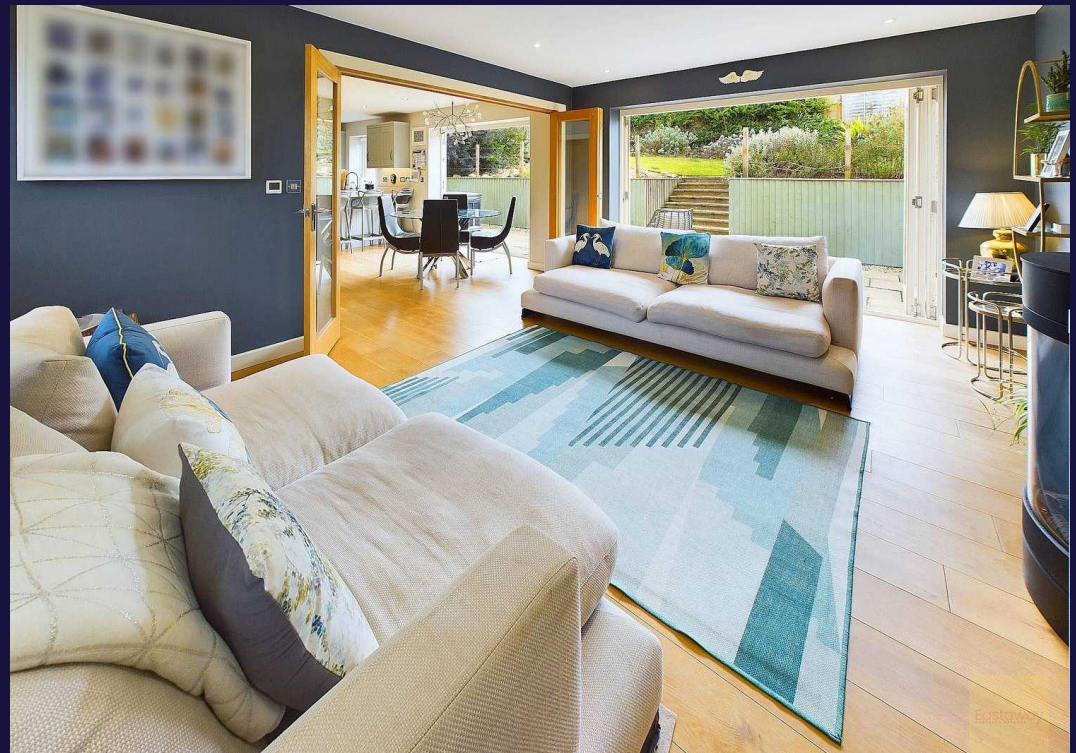
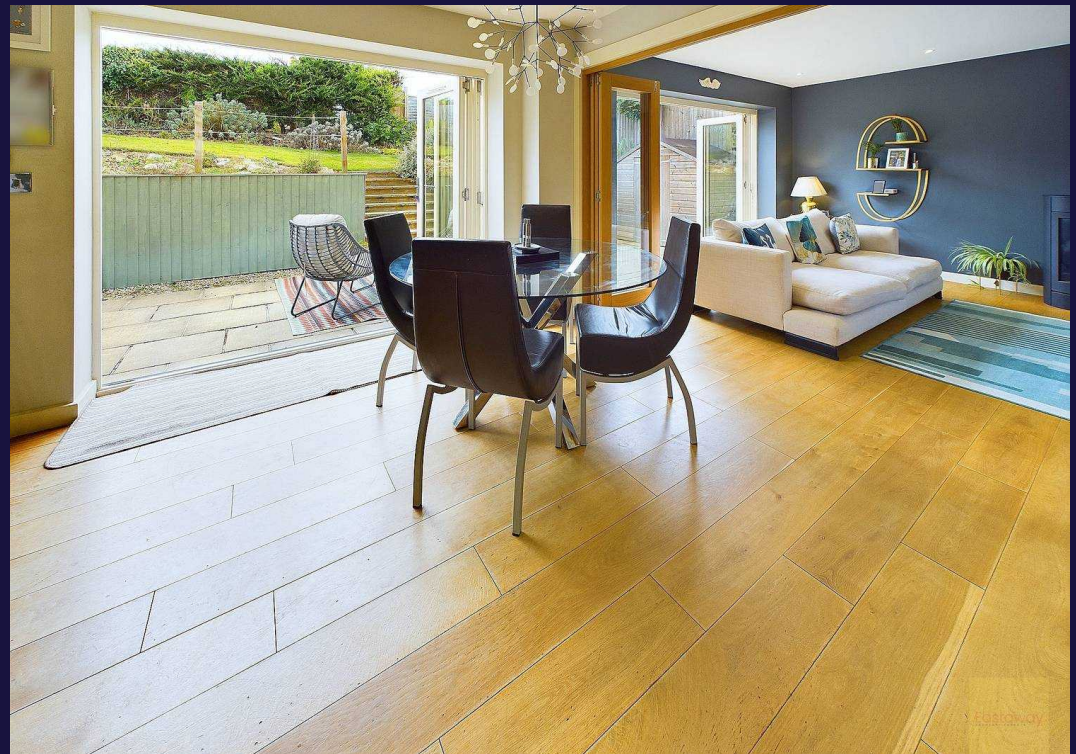
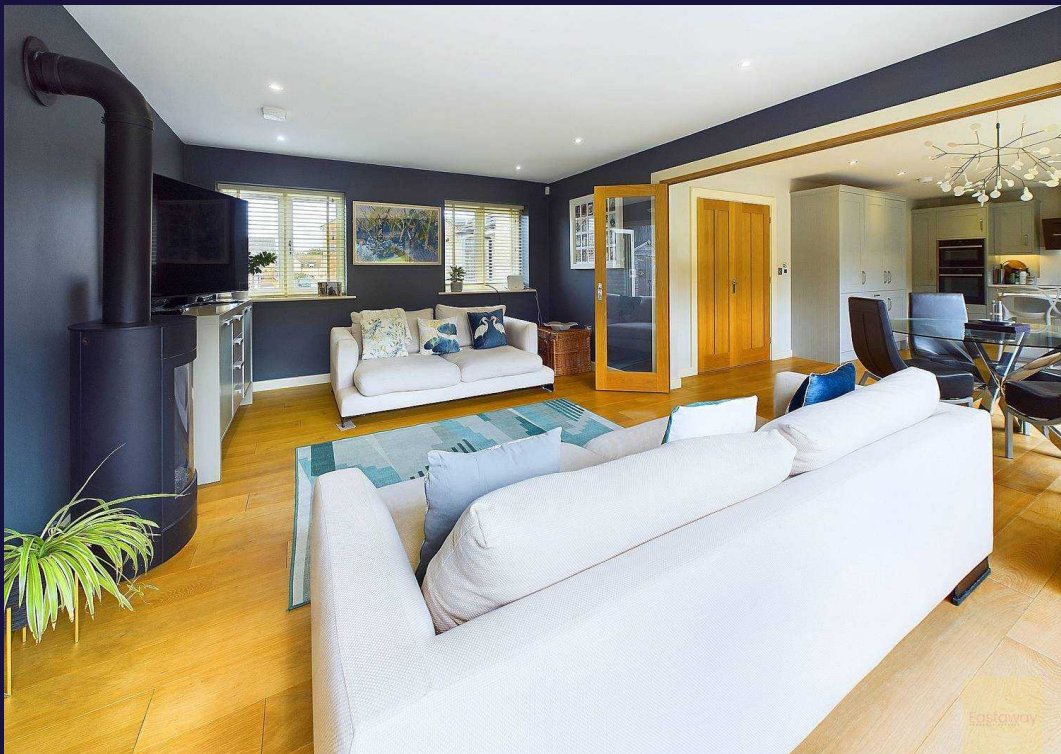


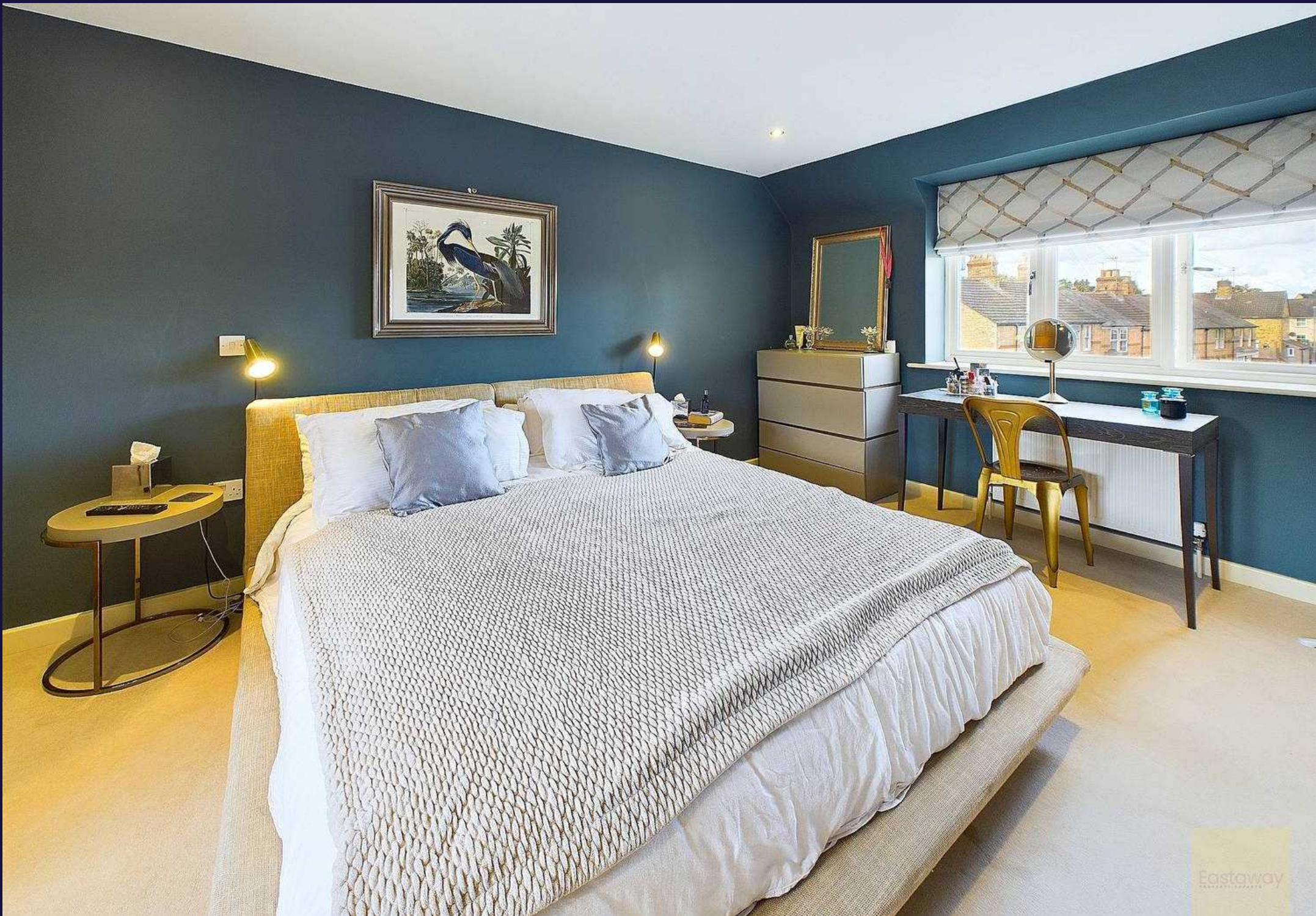
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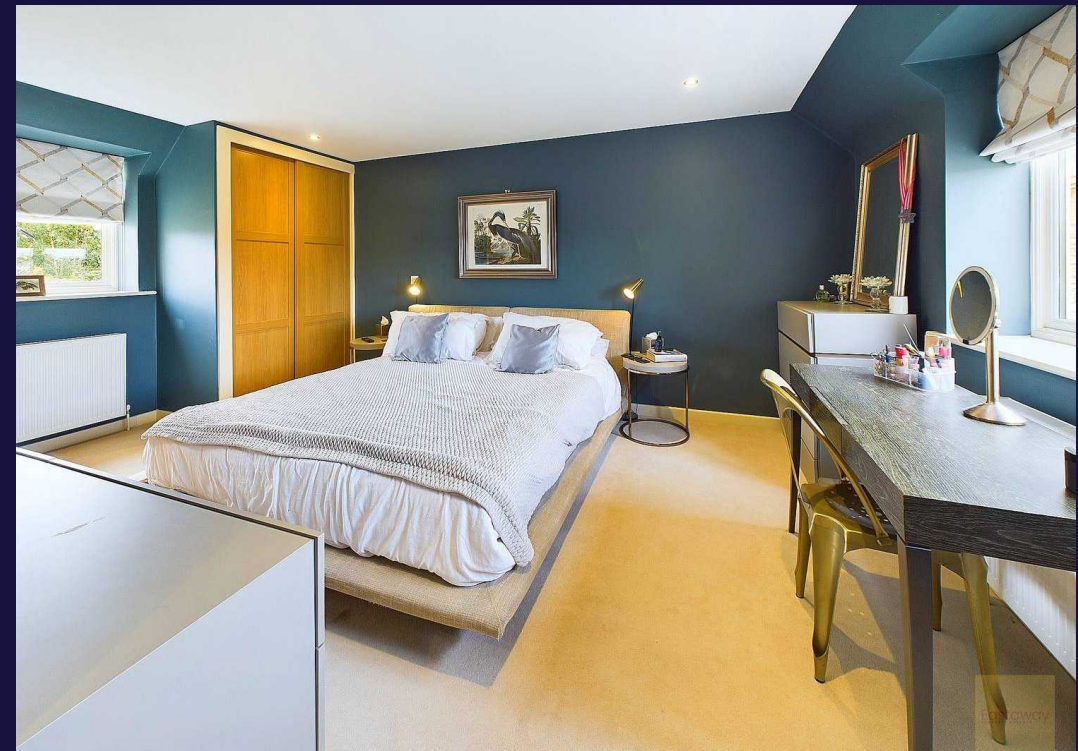
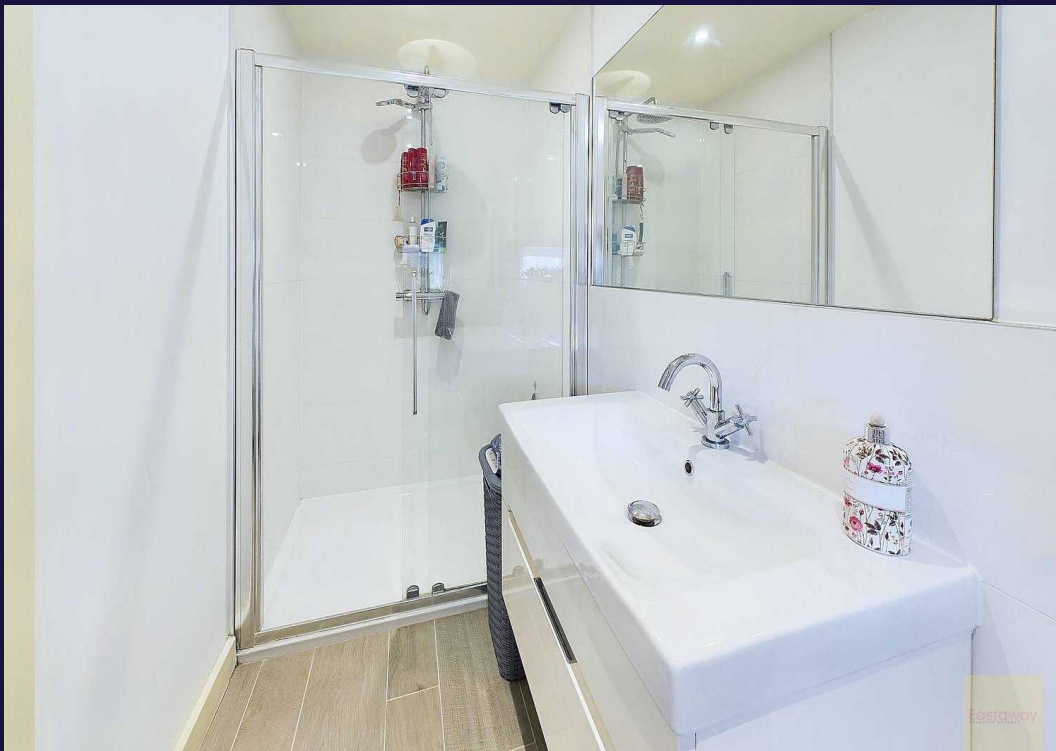
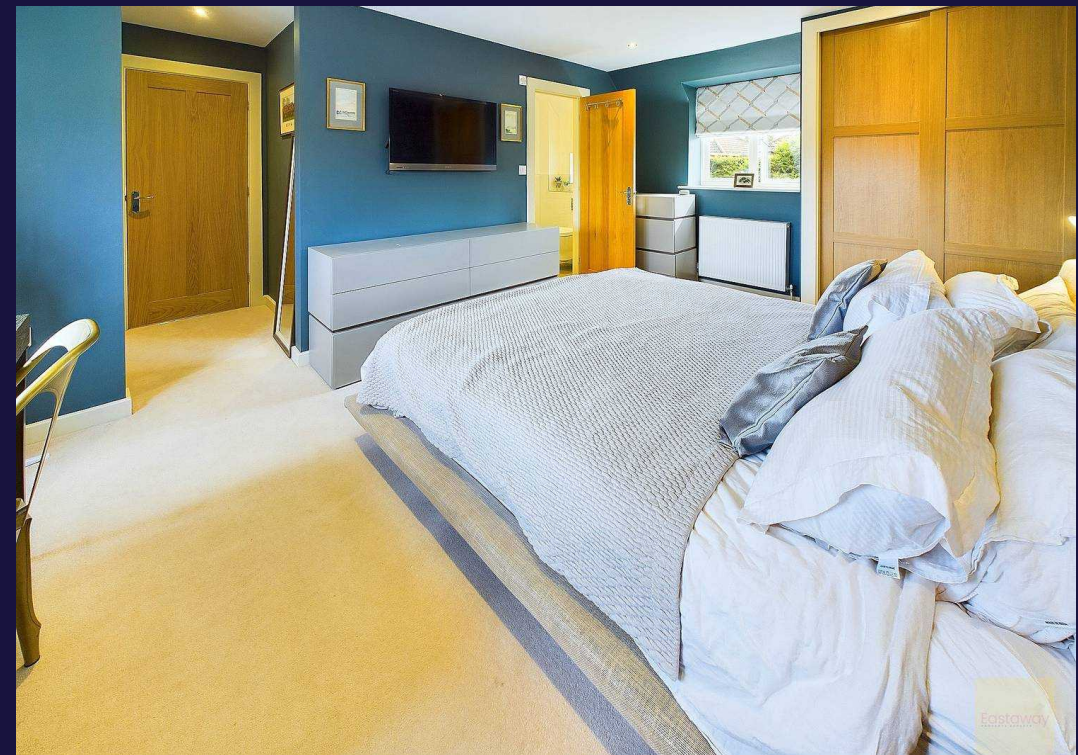
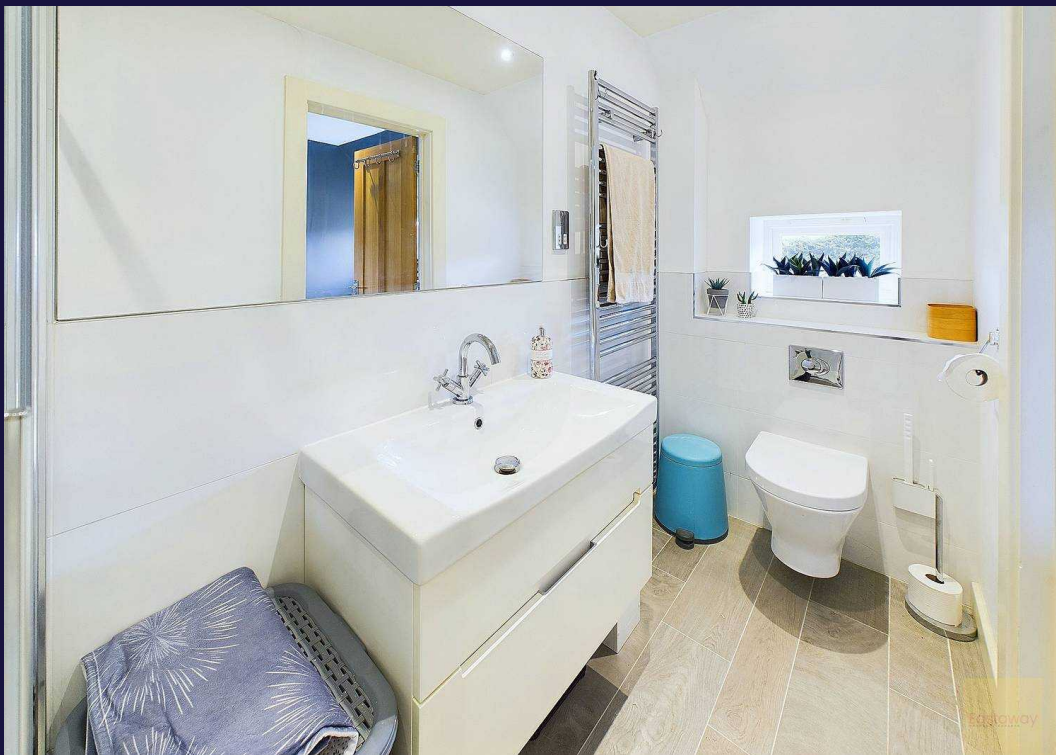
Located within walking distance of Stamford town centre, the train station, and several highly regarded schools, this property offers both convenience and a peaceful setting. With easy access to the A1, it's perfect for commuters looking for a home that offers the best of both worlds – a charming market town with excellent transport links.

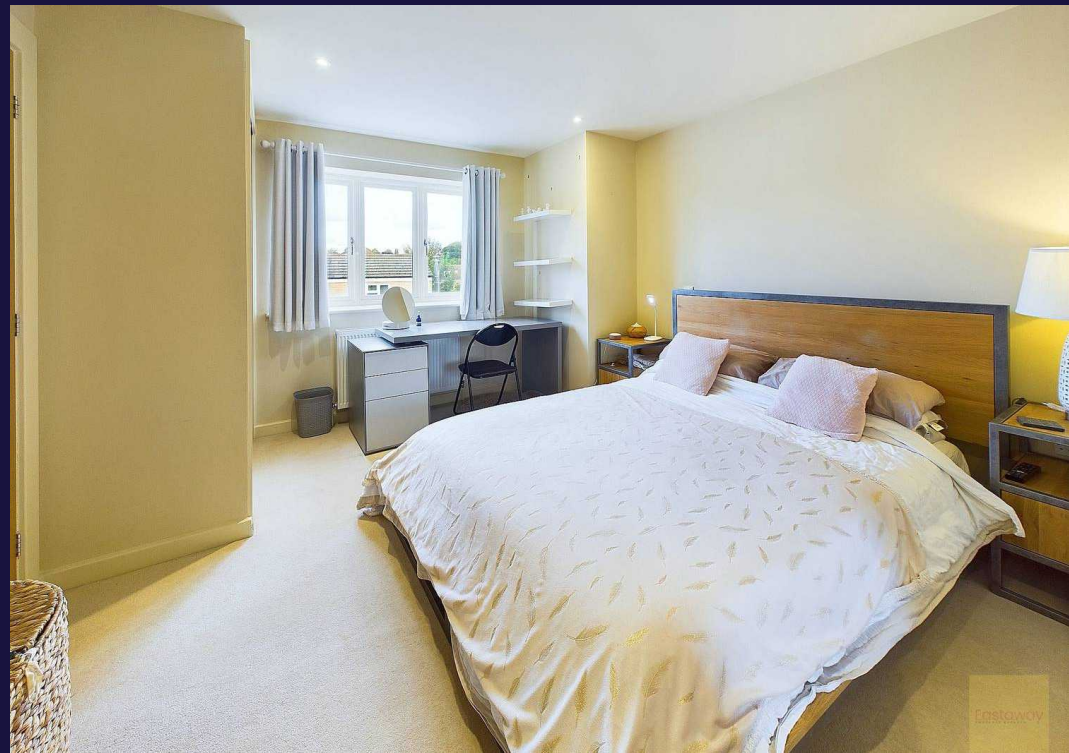
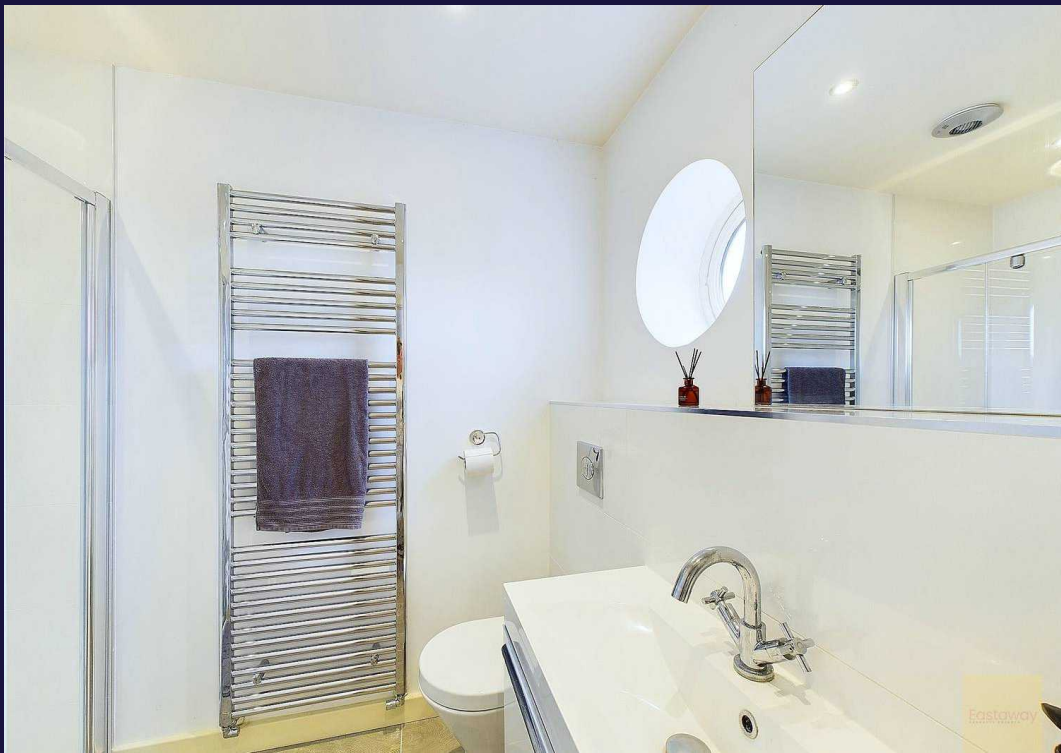
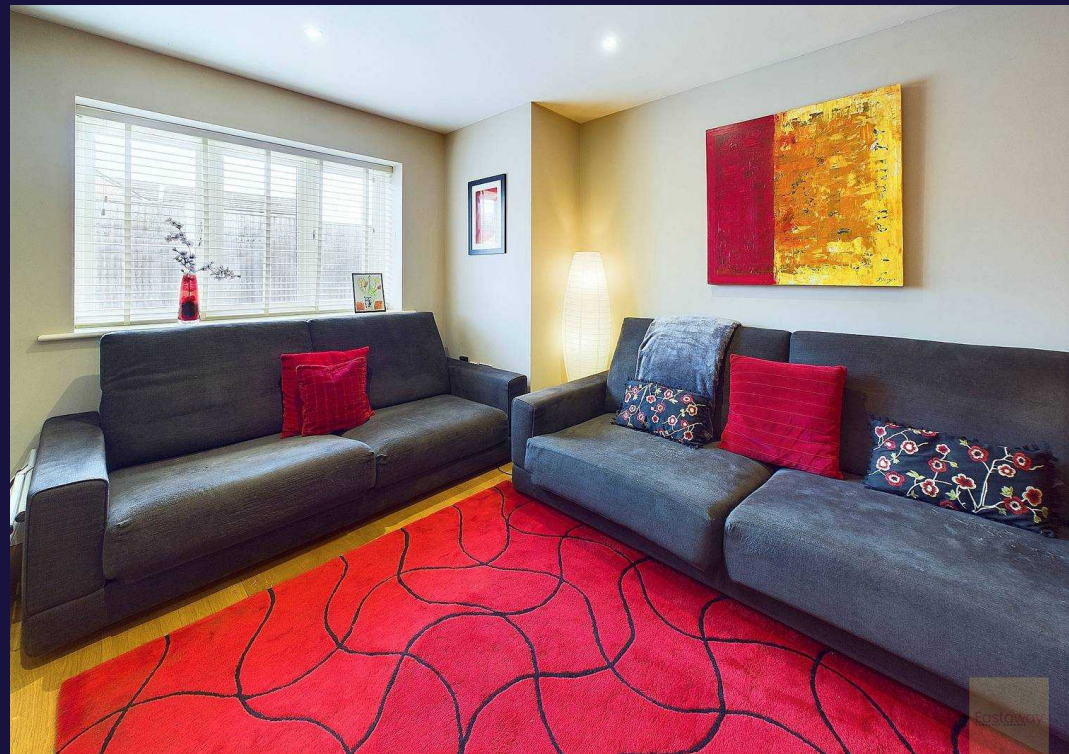
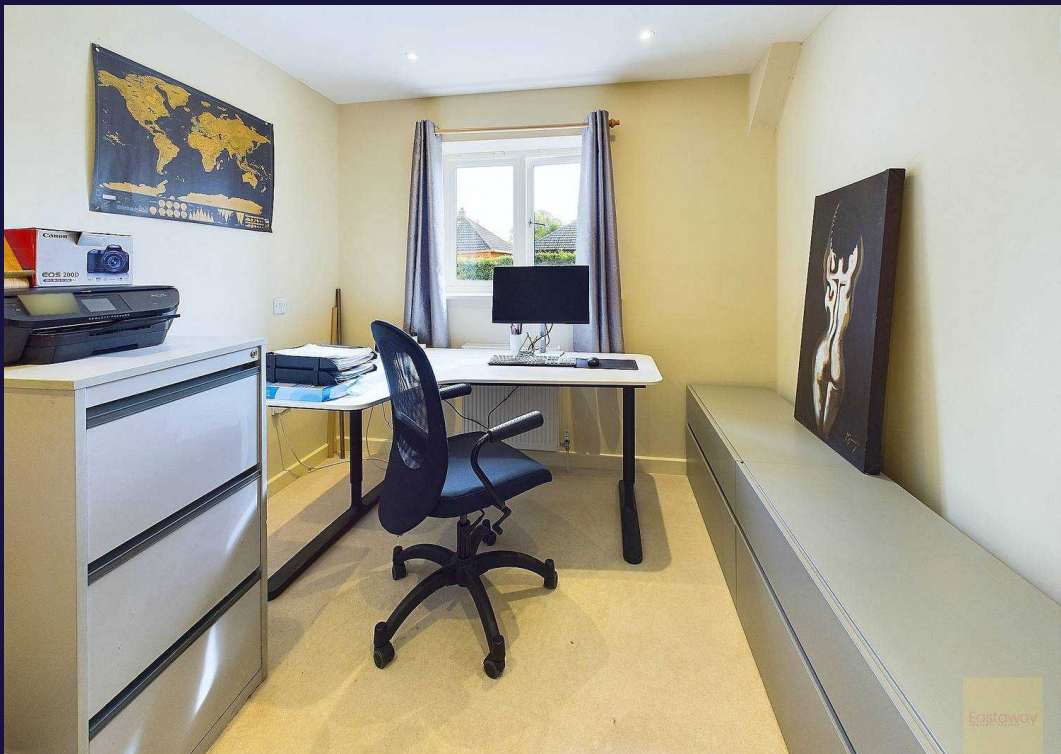
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Ground Floor

Approximate total area⁽¹⁾

834.1 ft²

77.49 m²

Reduced headroom

13.78 ft²

1.28 m²

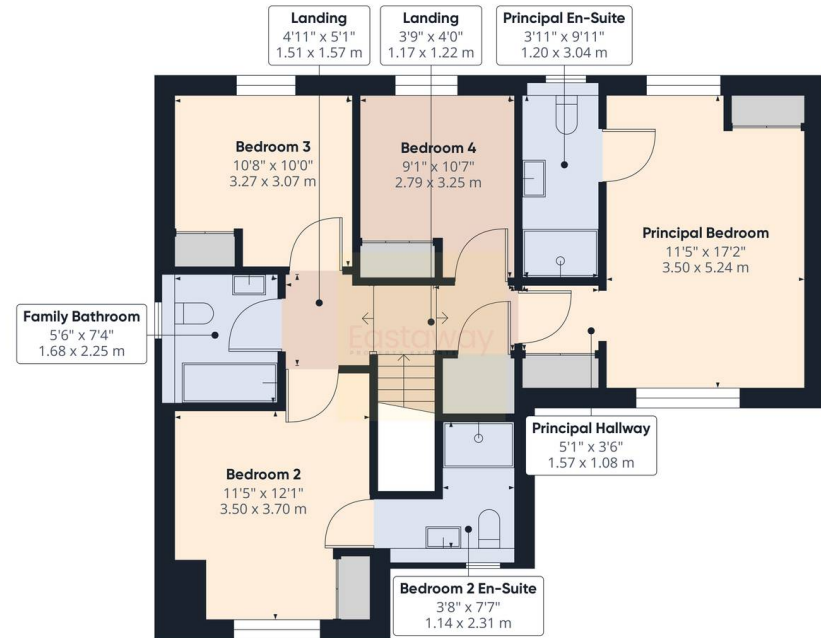
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



Floor 1

Approximate total area⁽¹⁾

753.9 ft²

70.04 m²

(1) Excluding balconies and terraces

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