



St Leonards Street

Stamford, PE9 2HL

**Price Guide £435,000**

Richardson

# St Leonards Street

Stamford, PE9 2HL

This classic Georgian town house is situated right in the heart of Stamford within easy walking distance of the station, high street shops and cafes, and all the wider amenities the town has to offer. Stone built under a slate roof with high ceilings and plenty of period features and character, the property is extremely deceptive from the front with flexible accommodation arranged over 4 floors and a lovely southerly aspect garden with rear access to Back Lane.

Although lived in and well loved, the property would benefit from modernisation in several areas - giving new owners a chance to upgrade to their own specification and to add value, so would ideally suit someone with the energy and enthusiasm for a this kind of project.

The accommodation currently comprises ground floor reception hall with useful walk-in boot room with a toilet and hand basin, separate refitted bathroom with P shaped bath and shower over, plus a lovely light filled lounge with gas fire in a tiled surround and built in cupboards to either side. The lower ground floor has a nice open plan feel and a good degree of natural light, with the kitchen opening into the second lounge area with gas fired stove and door out to the conservatory allowing the garden to be enjoyed from this level. To the first floor, there are two good double bedrooms one of which enjoys views over the rooftops towards Burghley Park. To the top floor there is a further bedroom.

Heating is currently by electric storage heater with separate hot water cylinder, but gas is connected to the property.

Outside to the rear is a well maintained south facing garden with ample space for sitting out and entertaining. There is an area for bin storage as well as a garden shed although other residents have utilised this space for private parking or garaging accessed via Back Lane. St Leonard's Street also benefits from an on-street residents parking permit scheme.

Reception hall

Walk-in Cloakroom/store

Lounge

12'7" x 12'0" (3.84m x 3.66m)





**Bathroom**  
2.84m x 2.13m max

**Lower ground floor**

**Kitchen**  
11'3" x 10'0" (3.43m x 3.07m)

**Sitting room**  
13'1" x 12'5" (4.01m x 3.81m)

**Conservatory**  
11'6" x 6'11" (3.53m x 2.13m )

**First floor landing**



**Bedroom**  
12'7" x 12'0" (3.84m x 3.66m)

**Bedroom**  
13'1" x 10'9" (3.99m x 3.28m)

**Top floor bedroom**  
11'8" max x 7'10" max (3.58m max x 2.39m max)

**External details**  
Lovely south facing enclosed gardens with seating areas, bin store, shed and access to lane at the rear. St Leonards Street is within the resident parking permit area available through SKDC.



**Communication**  
Mobile Coverage: according to Ofcom coverage is "Likely" from EE, Three, O2 & Vodafone  
Broadband: Ultrafast Full Fibre is available at the property according to Openreach

**Council Tax & Conservation Area**  
South Kesteven District Council Tax Band C and the property is within the conservation area.

**Services**  
Mains water, sewerage, electricity, & heating is currently by electric storage heater but gas is connected to the property.

**Viewing**  
Telephone appointment with Richardson 01780 762433 post@richardsonsurveyors.co.uk

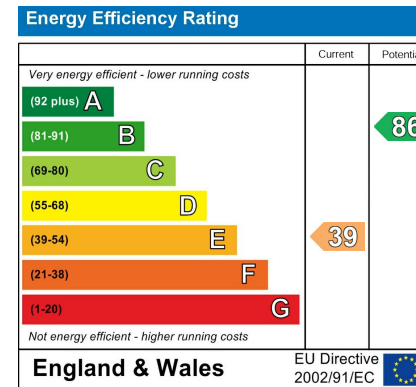
## Floor Plan



## Area Map



## Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 762433**