



Kings Road

Stamford, PE9 1HD

Offers Over £525,000

Richardson

Kings Road

Stamford, PE9 1HD

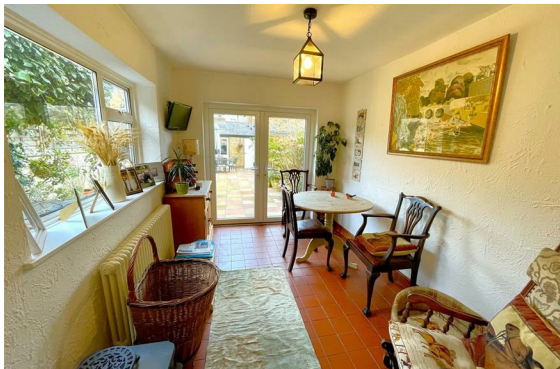
Situated within easy walking distance of the town centre just to the north of the Recreation Park, this attractive stone bay window late Victorian Town House retains much of the character with high ceilings and coving to the well proportioned rooms, tiled flooring to reception hall and traditional layout with an extension to the rear. The property does have gas central heating and is double glazed for modern day comfort. The reception porch opens to the hallway with its tiled floor and stairs leading off to the first floor with understairs cupboard. Lovely sitting room with walk in bay window and open fireplace in original surround, dining room with further fireplace, stripped timber flooring and French doors out to a courtyard garden area. Kitchen with comprehensive range of storage units and built in appliances, with opening to a breakfast area with French doors out to the main courtyard garden to the rear. Off the kitchen is a utility room and a separate cloakroom. To the first floor the main bedroom suite is to the back of the property with ensuite bathroom and bedroom with range of built in wardrobes. There are two further double bedrooms, one currently used as a study with built in wardrobes and storage, and both having feature fireplaces, and a bathroom. Forecourt to the front with dwarf wall and hedging. To the rear is a good sized paved courtyard area with out building (formally garaging) which has been converted to a garden room with open fire and two stores.

Entrance porch

Entrance hall

Sitting room
14'11" x 14'5" (4.55m x 4.4m)

Dining room
13'0" x 12'0" (3.98m x 3.67m)





Kitchen area
17'8" x 8'11" (5.4m x 2.74m)

Breakfast room
11'6" x 8'11" (3.53m x 2.74m)

Utity room

Cloakroom

First floor landing

Bedroom
20'6" x 8'11" (6.26m x 2.74m)

Ensuite bathroom

Bedroom
13'0" x 12'0" (3.98m x 3.67m)

Bedroom
12'7" x 11'3" (3.85m x 3.44m)

Bathroom

External details

Forecourt to the front with hedging. Small enclosed courtyard off the dining room with the main good sized courtyard garden to the rear. Garden room 3m x 2.87m with open fire and useful stores either side one giving access to the lane behind.

Services

All mains services connected. Gas central heating

Council Tax

South Kesteven District Council. Tax Band C

Communications

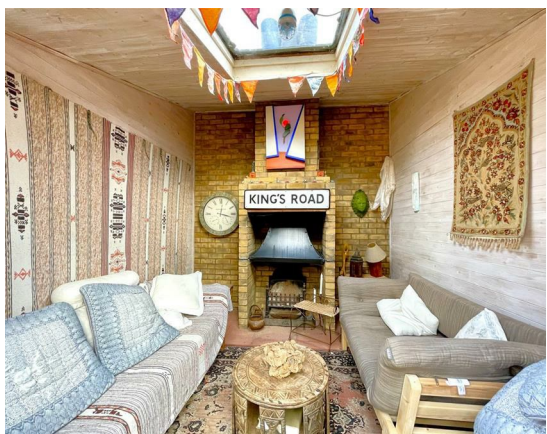
According to Ofcom: Ultrafast Broadband is available

According to Ofcom: Mobile coverage Indoor coverage is likely with, O2, EE, Three & Vodafone

Viewing

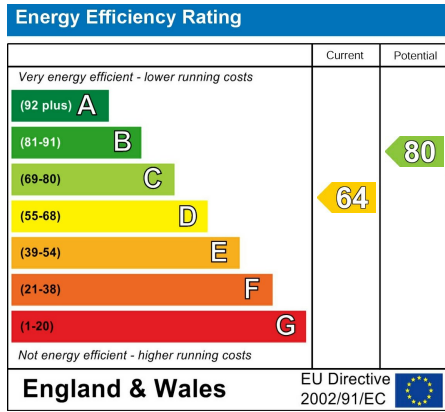
By Appointment with Richardson Surveyors.

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Energy Efficiency Graph



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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

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