



St. Leonards Street

Stamford, PE9 2HN

£1,400,000

Richardson

St. Leonards Street

Stamford, PE9 2HN

An attractive double fronted Stamford Town House which only gets better as you enter the property and into the approximately 3911 sqft of accommodation. With its well balanced blend of character and modern day living, the property is flooded with natural light, with many rooms having dual aspect windows which makes the most of the southerly aspect and the views over the Stamford roof line. The feeling of space is evident when opening the front door which opens to a huge reception area with its bay window, fire place with a gas stove and a hint of the depth of the property looking through a small lobby. Off to the right is a lovely snug with bay window, access to the cellar and the refitted utility room with separate cloakroom. From the small lobby, with stairs to the first floor, there is the impressive through room, which is 45ft overall with specific dining, sitting and kitchen areas making it a great family and entertaining space. The kitchen boasts plenty of storage, a central island and a double oven gas Aga. A short flight of stairs go down to the lower ground floor and a further sitting room and the conservatory. There is also a double bedroom, currently used as a gym with ensuite shower room. The cellar has its own doorway on this floor and provides fantastic storage extending to the full width of the front of the property, with stairs back up to the reception area. To the first floor there are 3 double bedrooms all with ensuite facilities, a good size 5th bedroom and a family bathroom. Externally is a real oasis having been landscaped with all weather decking and paved areas making the most of the southerly aspect and enclosed with modern slatted fencing and shade been provided by mature olive trees, palm tree and pergola. The vendors have updated and maintained the property to an exacting standard with refitted utility room, ensuites and family bathroom along with pressurised water system, gas central heating, water softener and wiring.





Location

St Leonards Street is only a few minutes walk from the Stamford Town Centre which offers a wide range of shops and facilities, including the Arts Centre, Stamford Station, The George Hotel and numerous artisan coffee shops, public houses and restaurants. Schooling is excellent with Stamford School within an easy stroll along with Stamford Meadows and Burghley Park. Stamford offers excellent communication to the rest of the country both by road and rail with Peterborough main line station (15 miles by car and train link from Stamford) giving access to London approximately 45 minutes, and major truck routes A1, A47 & A43 all close at hand.

Reception hall

21'1" x 20'8" (6.44m x 6.32m)

Study/Snug

16'6" x 11'6" (5.05m x 3.51m)

Cloakroom

Utility

12'0" x 9'0" (3.66m x 2.75m)

Dining area

11'6" x 12'7" (3.53m x 3.86m)

Sitting area

16'6" x 15'1" (5.04m x 4.6m)

Kitchen breakfast

16'10" x 15'5" (5.15m x 4.7m)

Lower ground floor

Sitting room

15'11" x 14'7" (4.86m x 4.46m)

Conservatory

11'11" x 7'8" (3.65m x 2.34m)

Bedroom

13'5" x 15'4" (4.1m x 4.69m)

Ensuite shower room

Access to cellar

First floor landing

Bedroom

24'4" x 17'0" (7.43m x 5.19m)

Ensuite bathroom

Bedroom

17'9" x 10'11" (5.43m x 3.34m)

Ensuite shower room



Bedroom
12'3" x 12'6" (3.75m x 3.83m)

Ensuite shower room

Bedroom
12'5" 12'3" (3.81m 3.75m)

Family bathroom

External details

With its southerly aspect and open views over Stamford roof line, the landscaped rear gardens offer an oasis within the town centre. There are a choice of terraces with all weather decking and paved patio areas enclosed with modern slatted fencing and mature olive trees and pergola giving shade and a high degree of privacy.

Agents notes

The property is Grade II Listed and within the Stamford Conservation Area. St Leonards Street is part of the Residents Permit Parking scheme for Stamford allowing non restrictive parking for residents. Residents can apply for permits via South Kesteven District. There is currently a planning application submitted for an EV charger to be installed at the property.

Communications

According to Openreach: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Services

All main services are connected. Gas central heating

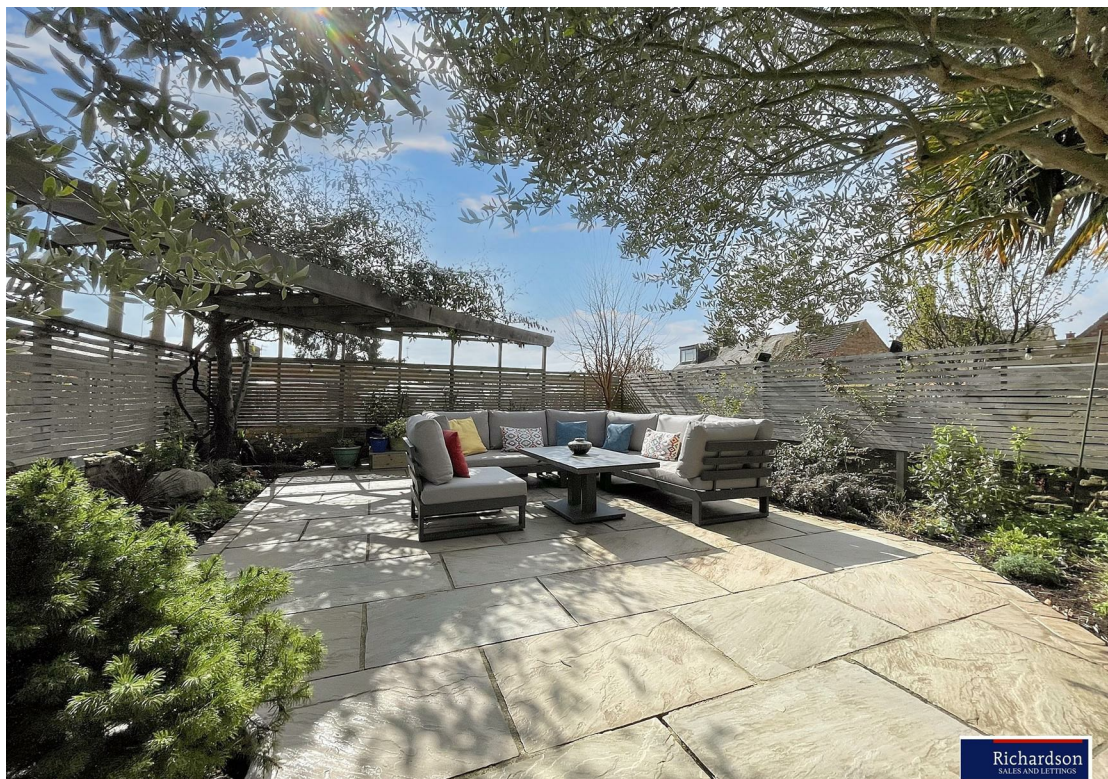
Council Tax

South Kesteven District Council. Tax Band E

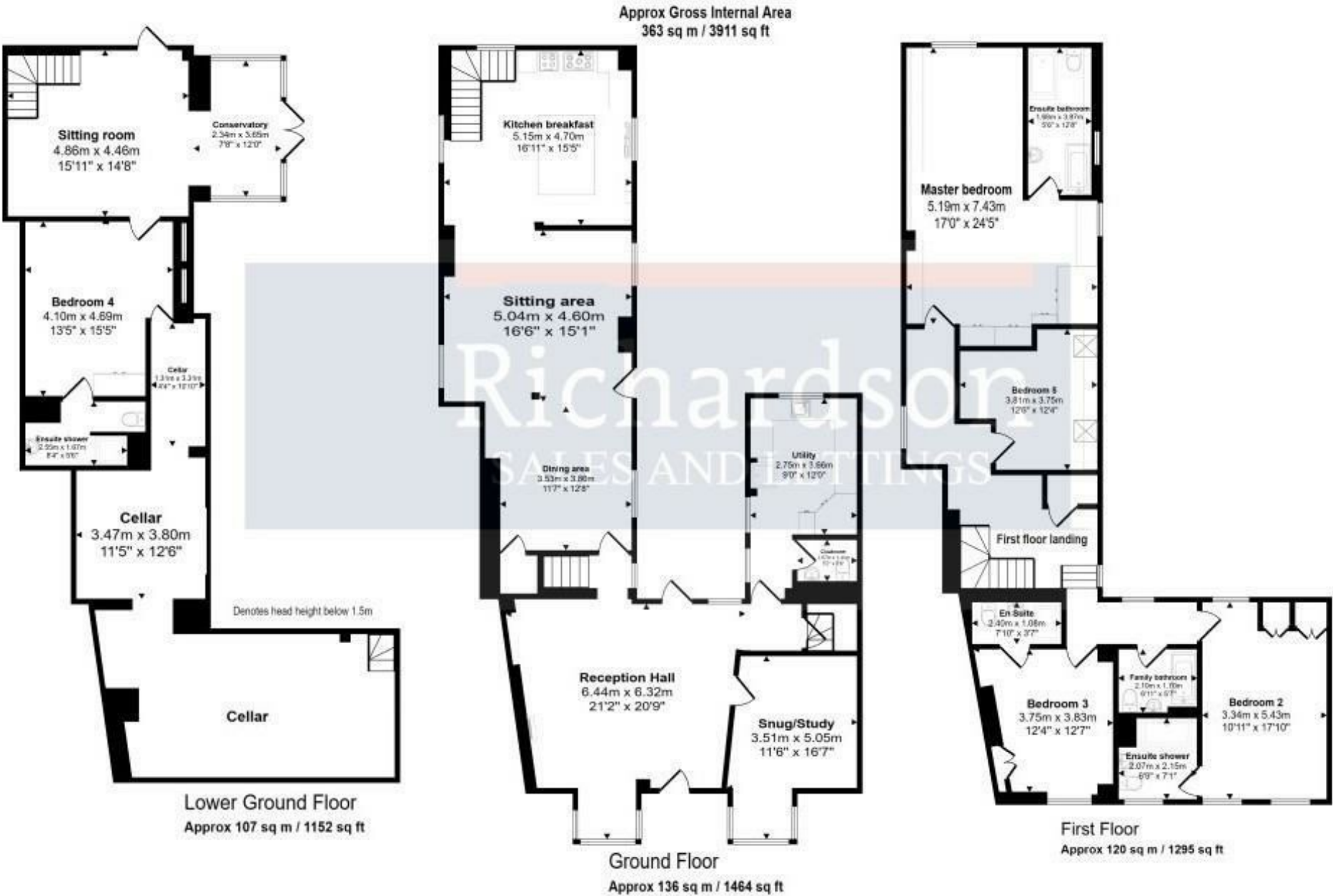
Viewing

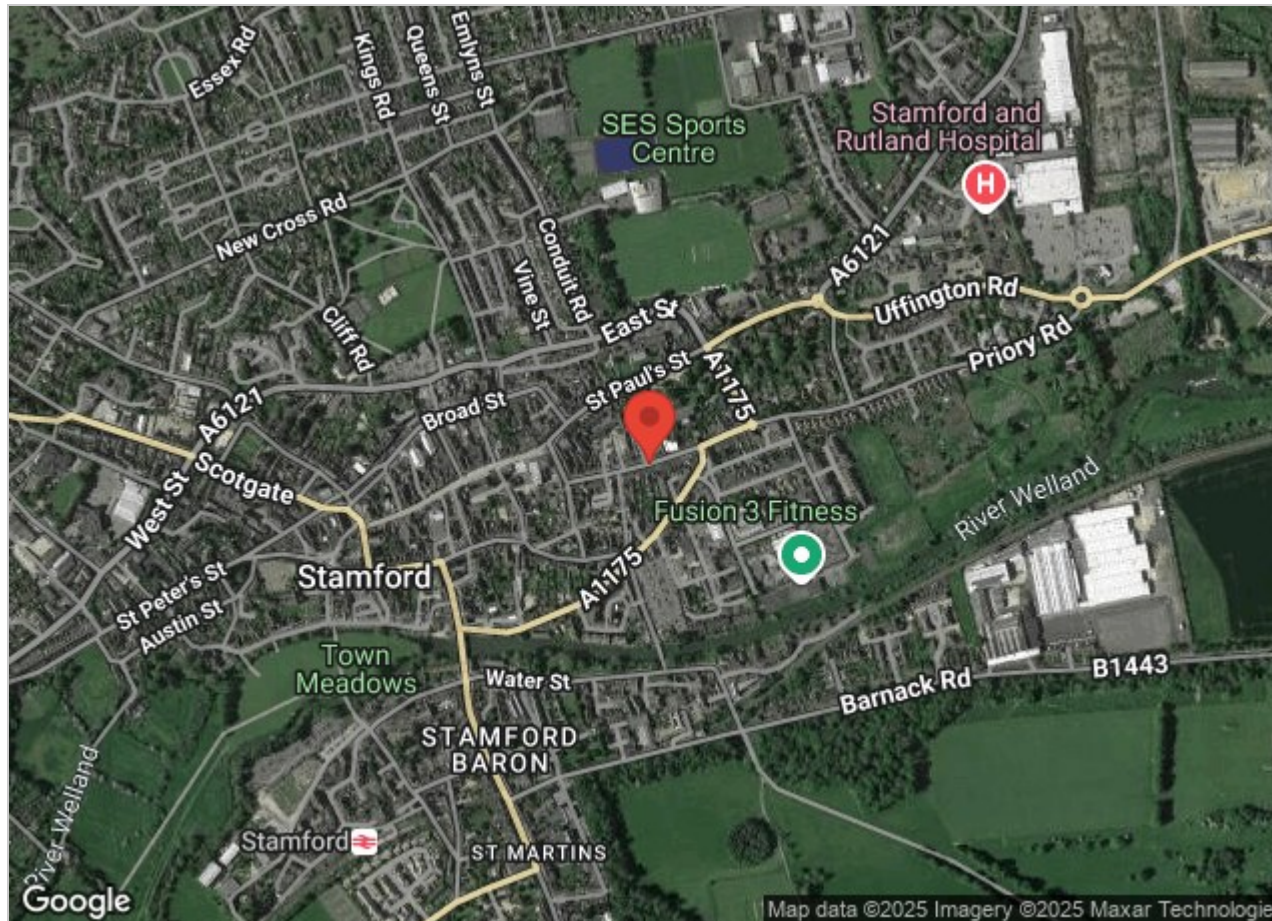
Telephone appointment with Richardson.
post@richardsonsurveyors.co.uk











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.

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

www.richardsonstateagents.co.uk

01780 762433