



St. Leonards Street
Stamford, PE9 2HN

£1,400,000

Richardson

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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. Planning permission has been granted 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

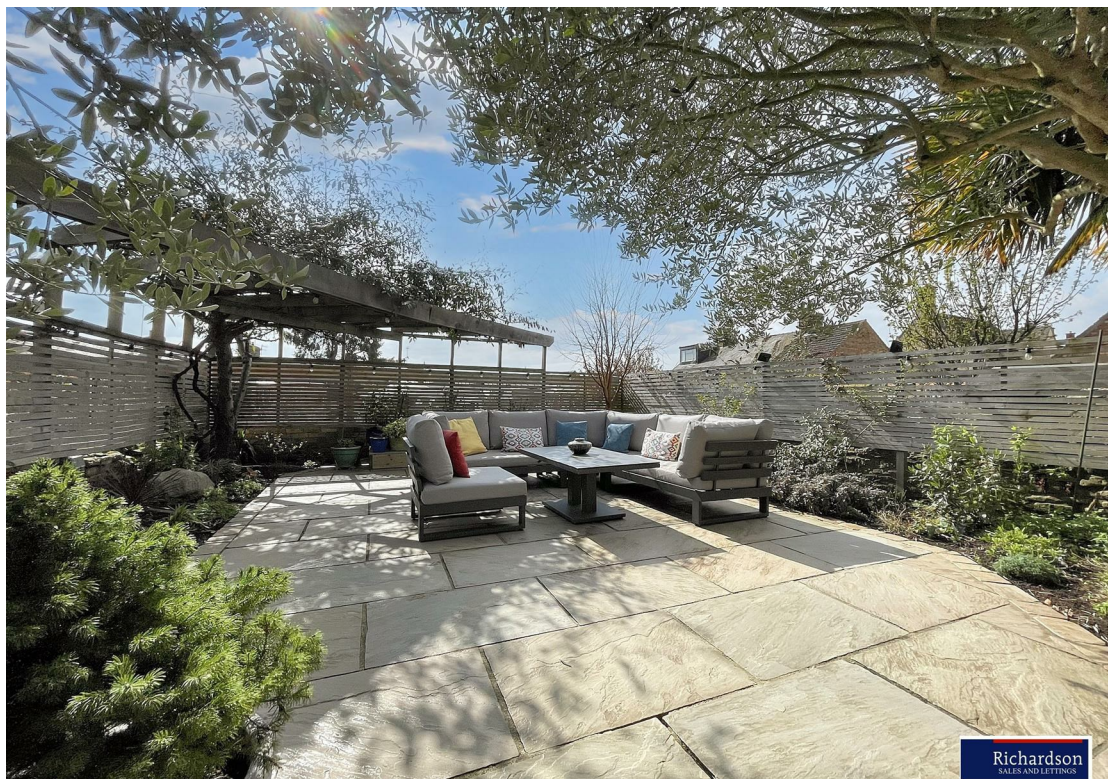
Council Tax

South Kesteven District Council. Tax Band E

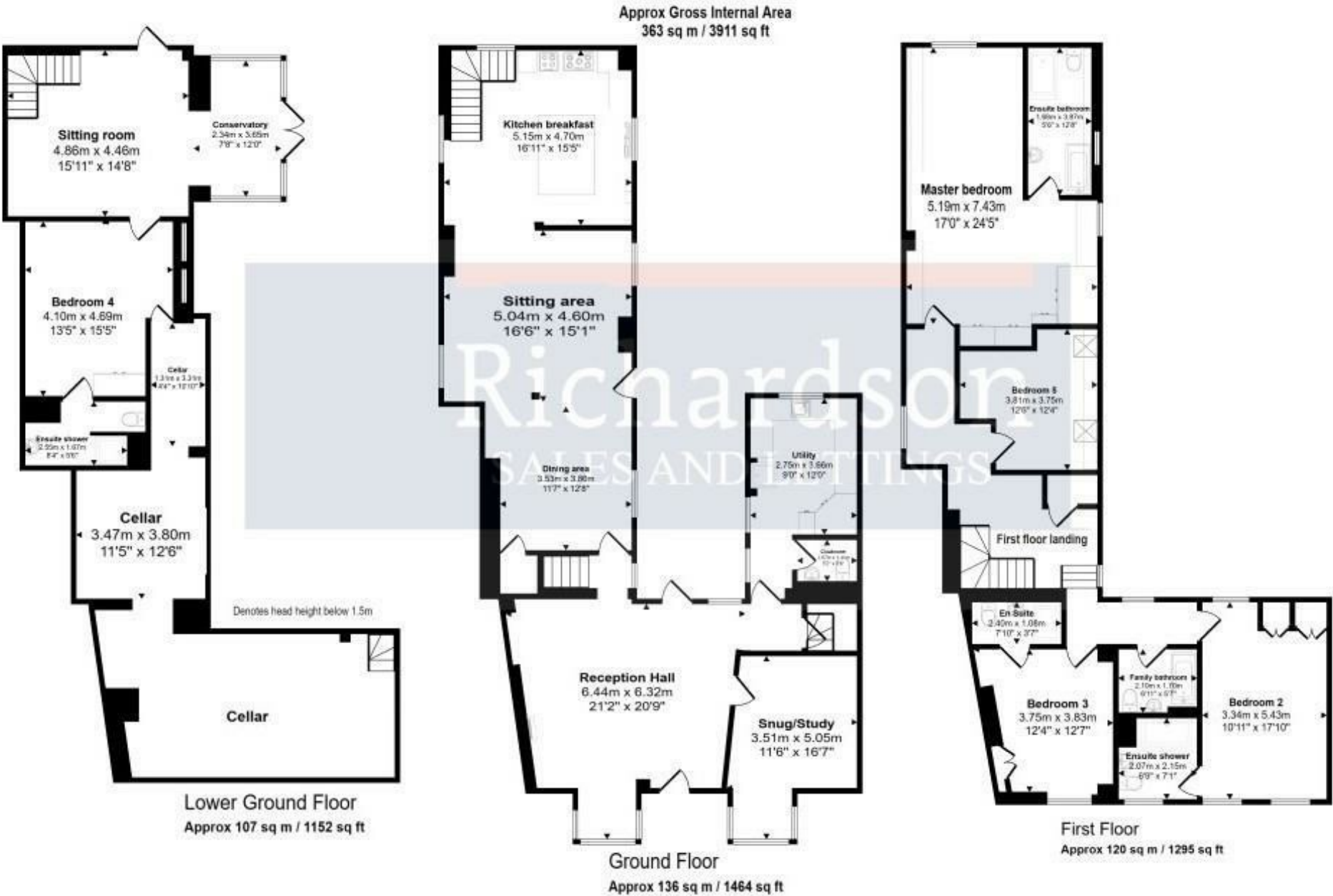
Viewing

Telephone appointment with Richardson.
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