



Vine Street  
Stamford, PE9 1QE  
**£260,000**

Richardson



## Vine Street

Stamford, PE9 1QE

Situated a stones throw from Stamford town centre with the advantage of off road parking and a double length garage, this established semi detached home is in need of updating and would also lend itself to reconfiguration to the first floor if desired and subject to planning. At present, there are two reception rooms, one which is panelled, kitchen with lobby and cloakroom. To the first floor there is a large 4 piece bathroom, a double bedroom and a further single/box bedroom off. The first floor could be reconfigured into a potential 2 bed with ensuite facilities. To the side of the property is a driveway with power roller door leading to a double length garage. The property does have gas central heating and is offered with no chain.

Entrance hall

Sitting room

14'10" x 10'8" (4.52m x 3.25m)

Dining room

14'10" x 13'3" (4.53m x 4.04m)

Kitchen

13'1" x 6'2" (4m x 1.9m)

Lobby

Cloakroom

First floor landing







**Bathroom**  
14'10" x 10'8" (4.52m x 3.25m)

**Bedroom**  
14'10"x 10'3" (4.53x 3.13m)

**Bedroom/box room**  
13'5" x 6'11" (4.11m x 2.12m )

**Garage**  
35'2" x 11'10" max (10.73m x 3.63m max)

**External details**  
Driveway providing off road parking for a car, leading to the garage.

**Tenure**  
Freehold

**Services**  
All main services connected Gas central heating

**Council Tax**  
South Kesteven Tax Band B

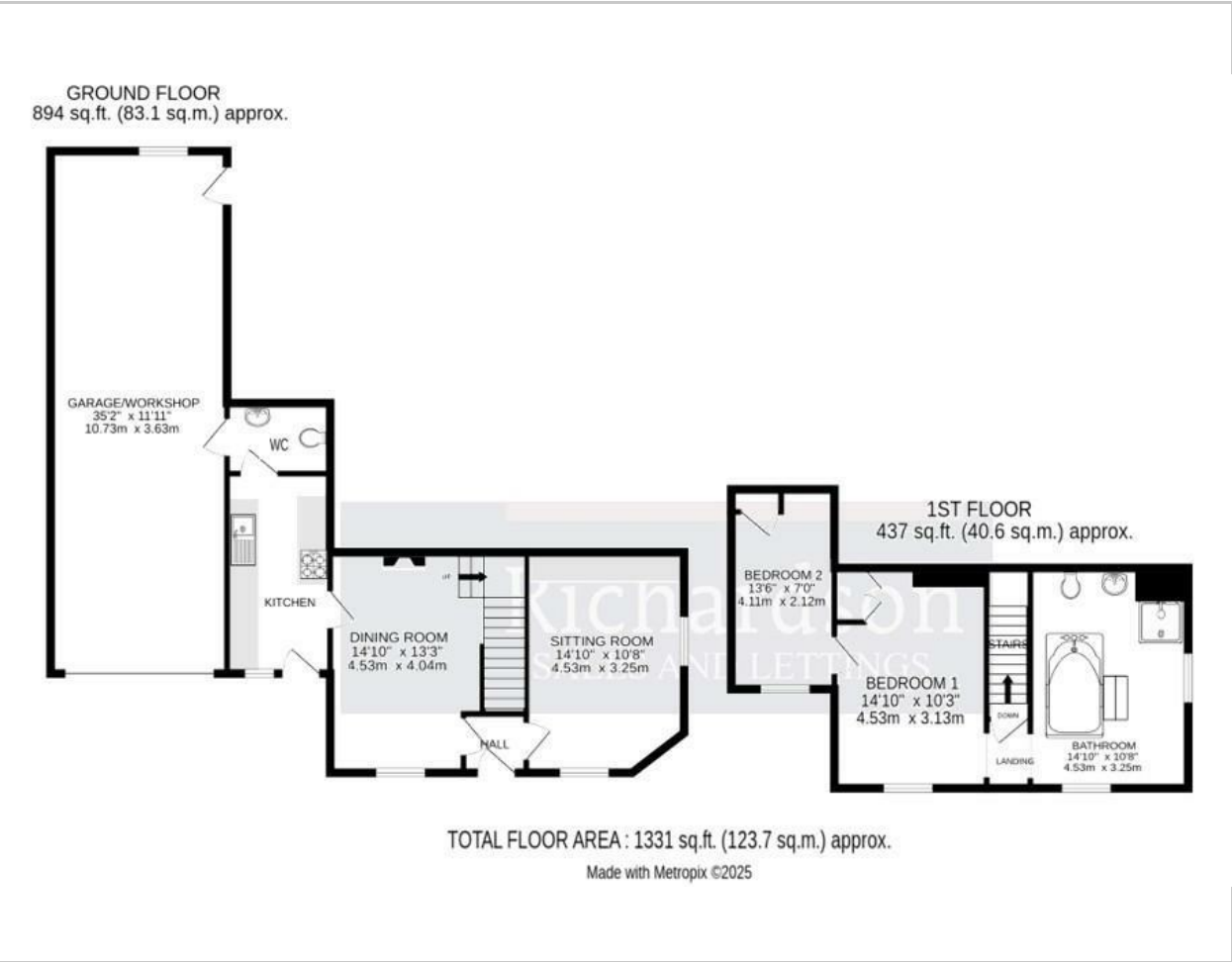
**Communication**  
According to Ofcom: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

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





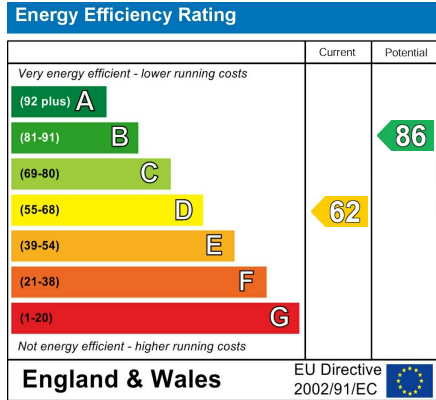
Floor Plan



Area Map



Energy Efficiency Graph



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

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