



**19 STIRLING ROAD**

Stamford, Lincolnshire, PE9 2XF

 **Digby & Finch**  
ESTATE AGENTS



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*A stunning detached home which has been beautifully extended and totally refurbished throughout, to include a brand new heating system, full electrical rewire along with cat 6 cabling and hard wired sky throughout the house, which has also been fully replastered and insulated.*

*The attention to detail is second to none, with high quality finishes such as oak doors, limestone style porcelain floor tiling and contemporary radiators to the downstairs.*

*This fabulous home offers immaculate and very versatile accommodation with a fantastic open plan kitchen/living/dining area which opens out to an equally delightful rear garden. To the front of the property is a smart block paved driveway and an integral garage.*

### STEP INSIDE

A central hallway with large roof light overhead gives a great first impression of this fabulous home. Radiating from here are two large reception rooms, ideal as a sitting room and a large dining room, the latter having a door which connects to the huge live in kitchen.

The stunning kitchen offers a range of very high quality wall and floor cabinets which are arranged









around a large central island/breakfast bar. Planned to perfection this fabulous kitchen is a cook's delight with a huge amount of storage & integrated appliances which include two electric ovens, a five zone induction hob with extractor over, a full height fridge together with a full height freezer, dishwasher and wine fridge. Quartz work surfaces provide plenty of prep space while the island doubles as a breakfast bar or somewhere for family and friends to gather, while supper is on the go.

Underfloor heating runs throughout the kitchen dining living space and a large roof lantern complements the bifold doors giving a bright uplifting feel to this perfect kitchen living space. Beyond the working area of the kitchen is a large dining space and a comfy seating area, ideal for everyday living.

Next door is the family room which has bifold doors opening onto the rear garden.

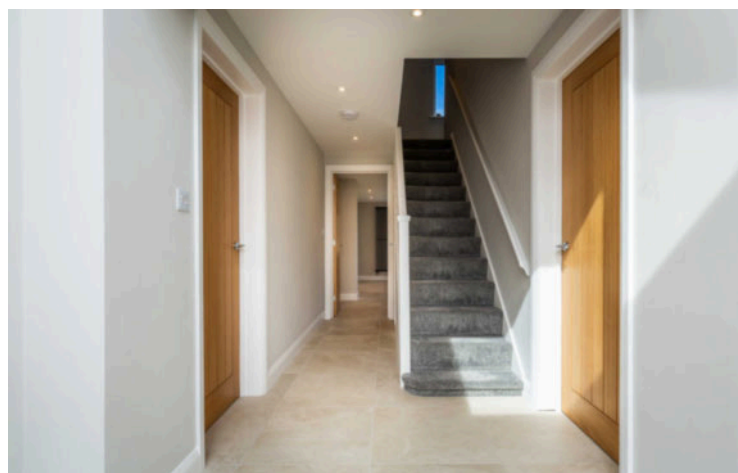
To the rear of the kitchen is a very useful utility room offering further storage and space for the washing machine and tumble dryer. The ground floor cloak room is accessed from the utility room and fitted with a loo and a wash hand vanity basin with storage beneath.

A door from the utility room leads to the integral garage which also houses the central heating boiler and benefits from an electric roller door.

## FIRST FLOOR

From the hallway the staircase rises to a first floor landing area where four bedrooms and three bath/shower rooms can be found.

The principal bedroom has in built wardrobes offering hanging and shelving solutions plus an ensuite shower room which offers a large enclosure





with rain head shower, a loo, towel radiator and a vanity wash basin with storage beneath.

The guest bedroom is to the front aspect and has a very attractive en suite shower room complete with a walk in shower, vanity wash basin and a loo.

There are two further double bedrooms which share the lovely family bathroom which has a bath, a large shower enclosure, a wash basin and a loo.

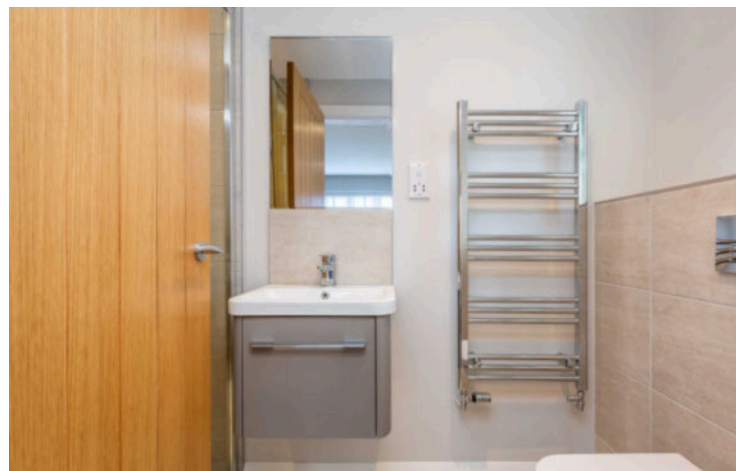
## STEP OUTSIDE

To the rear of the property is a stone terrace area, perfect for soft seating and outdoor entertaining beyond which is a neat lawn with raised beds.

## LOCATION

The historic Georgian market town of Stamford boasts a wide range of shops, leisure and cultural facilities, together with a vast array of bars and restaurants, making it easy to find something suitable for all tastes. Of note is the well renowned former coaching Inn, The George Hotel. There is an excellent choice of well-regarded state schools along with highly regarded independent and public schools within close proximity. Stamford is often featured in various national publications as one of the best places to live in the UK. Both the train station and bus station are within proximity. Stamford is on the Cambridge to Birmingham train line. Trains to London Kings Cross take approximately 45 minutes from the nearby Cathedral City of Peterborough.

The A1 is located within a mile of the town centre and provides good access north and south. Stamford is readily accessible to Rutland Water being approximately 5 miles away and offers a full range of water sports, golf, fly fishing, cycling, walking and sailing.





## SERVICES

Electric, gas, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested by the agent)

## FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## LOCAL AUTHORITY

South Kesteven District Council  
Council Tax Band - D

## TENURE

Freehold

## VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone:  
01780 758 090.

## PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

## AGENTS NOTE

CGI Images.







## EPC RATING

Current - 77/C

Potential - 84/B



**Digby & Finch**

8 St Mary's Hill, Stamford, PE9 2DP

Telephone: 01780 758 090

[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

[digbyandfinch.com](http://digbyandfinch.com)

## 19 Stirling Road, Stamford, PE9 2XF

Approximate Gross Internal Area = 203.7 sq m / 2193 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2024.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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