



28 Princes Road

STAMFORD

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Stamford, PE9 1QT

Set within one of Stamford's popular residential locations, this delightful period home originally built in 1910 beautifully combines charming original features with a tasteful contemporary finish. Character details such as the original tiled flooring in the entrance hall, stripped pine doors, and picture rails create a warm and timeless backdrop throughout.



Step Inside

The property offers two inviting reception rooms, thoughtfully opened up to enhance natural light and create an impressive sense of space. The sitting room features a wood-burning stove with attractive contemporary tiling, providing a wonderful focal point, while the bay window fitted with plantation shutters adds both charm and practicality. The second reception room, currently used as a dining room enjoys a lovely outlook over the south-facing courtyard garden.

Beyond the reception rooms, a well-proportioned breakfast kitchen provides an excellent hub for family living, with access to a useful utility area and a ground-floor bathroom positioned to the rear.





first floor

On the first floor there are three generous bedrooms, including a superb principal bedroom benefiting from a recently refitted en-suite shower room.





outside

Outside, this lovely home enjoys a south-facing courtyard garden, perfect for low-maintenance outdoor living as well as the rare advantage of an oversize garage, offering excellent storage or parking options in this central location.

services

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

local amenities

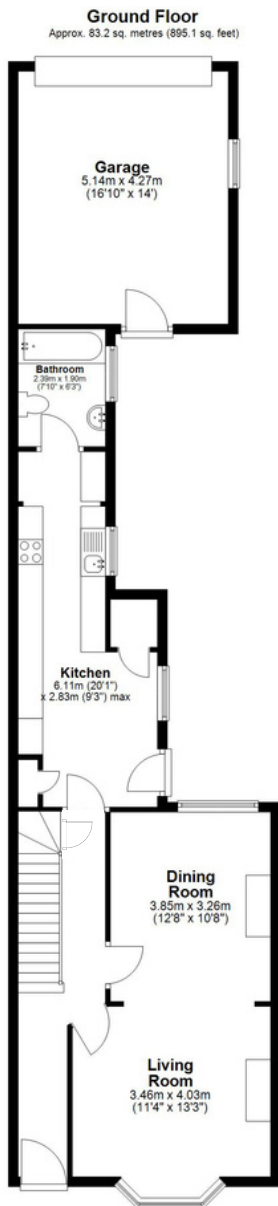
Just a short walk from the recreation ground and the attractive and thriving market town of Stamford which was an attractive and thriving market town and is the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.



finer details



Approximate Gross Internal Area

133 sq m / 1431.5 sq ft

EPC rating: |

EPC potential: |

Local Authority: South Kesteven
District Council

Council Tax Band: C

Tenure: Freehold

Possession: Vacant possession upon
completion.

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.

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.



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