



## Adelaide Street

Stamford, PE9 2EN

This extremely well presented stone town house , is set in a tucked away location just minutes from Stamford's Town Centre, Train Station, and is a short walk from the grounds of Burghley House. The property has been completely renovated by the current owners and is presented to an extremely high standard throughout. VIEWING IS A MUST

Price Guide £500,000

# Adelaide Street

Stamford, PE9 2EN



- Beautifully Presented Period Stone Town House
- 3 Reception Rooms
- Private Rear Courtyard Style Garden & Further Garden Opposite House
- Tucked Away Location Close to Town Centre
- Open Plan Kitchen Dining Room
- Oversized Single Garage
- Completely Renovated Throughout
- 2 Double Bedrooms, Luxury Bathroom & Dressing Room
- Please Refer to Attached KFB For Material Information Disclosures

## Ground Floor

### Entrance Hall

4'2" x 11'1" (1.27m x 3.38m)

### Sitting Room

9'7" x 10'11" (2.92m x 3.33m)

### Dining Room

12'4" x 10'0" (3.76m x 3.05m)

### Kitchen

11'3" x 14'10" (3.43m x 4.52m)

### Cloakroom

## Lower Ground Floor

### Snug

10'10" x 13'3" (3.30m x 4.04m)

## First Floor

8'7" x 4'7" (2.62m x 1.40m)

### Bedroom 1

11'11" x 10'2" (3.63m x 3.10m)

### Bathroom

36'1"9'10" x 32'9"36'1" (11'3" x 10'11")

## Dressing Room

6'8" x 4'6" (2.03m x 1.37m)

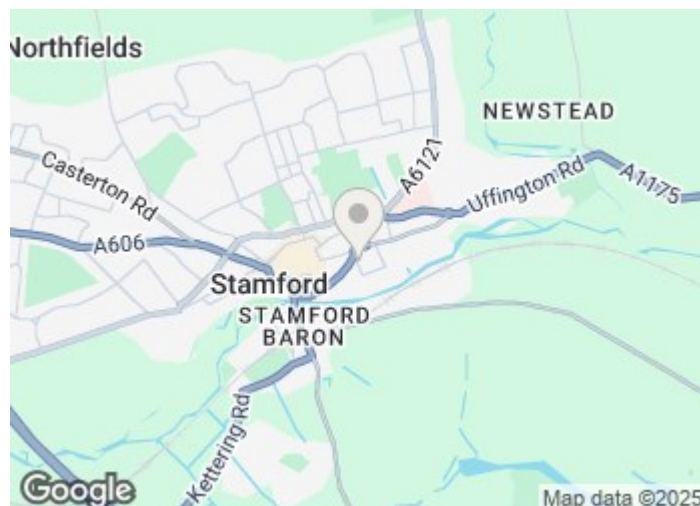
## Second Floor

### Bedroom 2

12'4" x 19'6" max (3.76m x 5.94m max )

### Single Garage

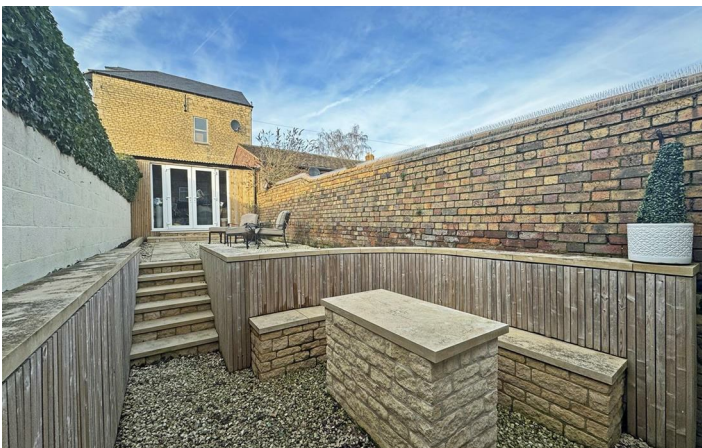
12'0" x 21'9" (3.66m x 6.63m)



## Directions

Please use the following postcode for Sat Nav guidance - PE9 2EN





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 145 sq.ft. FLOOR 2 499 sq.ft. FLOOR 3 322 sq.ft. FLOOR 4 169 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 58 sq.ft.  
TOTAL : 1,135 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC