



## Empingham Road Stamford, PE9 2RJ

Completed with meticulous attention to detail and incorporating premium finishes throughout, this charming cottage-style property has been comprehensively rebuilt over the past two years. Every element is now brand new, including the high-specification fully fitted kitchen, contemporary bathroom with P-shaped bath and overhead shower, central heating system, windows, flooring, decoration—and even the staircase.

At the heart of the home is a beautifully designed kitchen featuring sage green shaker-style units, integrated appliances, marble-effect worktops, and white metro tile splashbacks. This stylish and practical space is enhanced by warm wood flooring and generous natural light.

An additional bright room with skylight provides flexible use as a home office/study or perhaps occasional bedroom. Fresh white walls, modern radiators, and new windows create a calm, contemporary feel.

To the rear, accessed via elegant glass-panelled doors, the open-plan living/dining space impresses with its full-width bi-fold doors opening onto a deceptively spacious, landscaped garden. A striking lantern skylight floods the room with natural light, complemented by sleek track lighting and wooden floors.

Upstairs, two well-proportioned bedrooms are finished to the same high standard.

£1,700

# Empingham Road

Stamford, PE9 2RJ



- Fully refurbished 2 Bedroom Cottage Style Property
- New staircase and flooring throughout
- 2 Good Sized Bedrooms + Ground Floor Bathroom
- Brand New Contemporary Kitchen & Bathroom
- Private fully Landscaped South Facing garden with patio and lawn
- Separate Utility and Study
- New heating system and radiators
- New energy efficient windows and bi-fold doors
- Please see attached Key Facts for Tenants for Material Information Disclosures

## Kitchen

12'2 x 11'8 (3.71m x 3.56m)

## Dining Room

11'7 x 10'5 (3.53m x 3.18m)

## Living Room

19'10 x 8'3 (6.05m x 2.51m)

## Utility Room

6'11 x 5'4 (2.11m x 1.63m)

## Study

9'4 x 5'9 (2.84m x 1.75m)

## Bathroom

7'2 x 5'9 (2.18m x 1.75m)

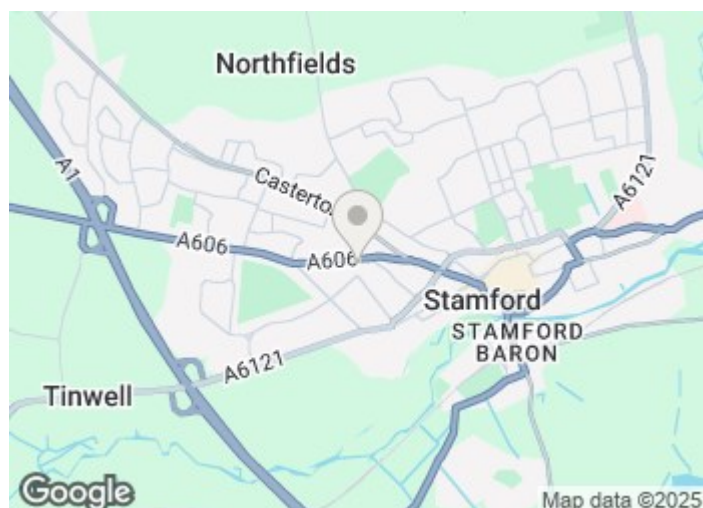
## First Floor Landing

### Bedroom 1

12'2 x 12'2 max (3.71m x 3.71m max)

### Bedroom 2

11'9 x 8'9 (3.58m x 2.67m)



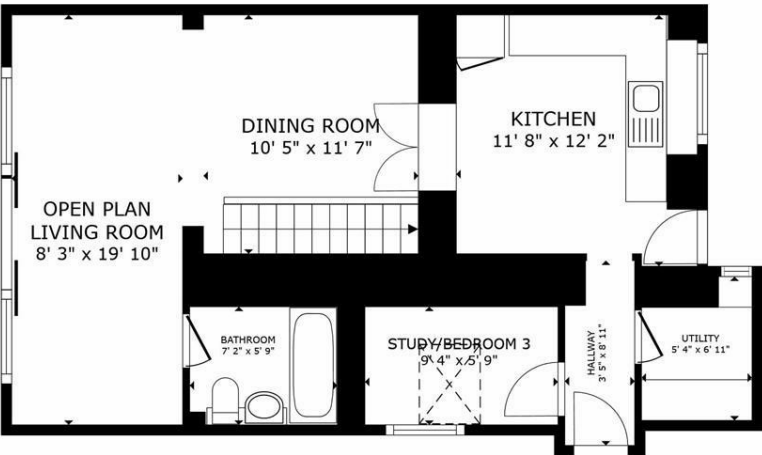
## Directions

Please use postcode PE9 2RJ for Sat Nav assistance

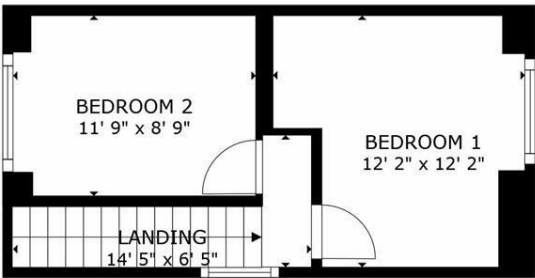




Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 678 sq.ft. FLOOR 2 301 sq.ft.  
TOTAL : 980 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) A		
(81-91) B		
(69-80) C		
(55-68) D	50	50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		