



Kings Road Stamford, PE9 1HD

A beautifully presented three bed, 2 reception Victorian home with modern updates and original character, just a short walk from Stamford town centre. Enclosed garden with Home Office/Studio. Viewing is strongly recommended.

£1,395 PCM

Kings Road

Stamford, PE9 1HD



- Attractive three bedroom late Victorian home
- Dining room with exposed brick floor and garden access
- Family bathroom and three well presented bedrooms
- Walking distance to Stamford town centre
- Modern kitchen with quartz worktops and Smeg range
- Sunny low maintenance garden with outdoor kitchen, Studio/home office/workshop
- Formal lounge with bay window and wood burning stove
- Utility and ground floor shower/cloaks room
- Please see Keys Facts for Tenants for Material Information Disclosures

Entrance Hall

Living Room

14'4 x 10'6 including bay (4.37m x 3.20m including bay)

Dining Room

14'2 x 10'9 (4.32m x 3.28m)

Kitchen

9'9 x 6'10 (2.97m x 2.08m)

Utility Room

Ground Floor Shower Room/WC

First Floor Landing

Bedroom 1

13'8 x 12'0 (4.17m x 3.66m)

bedroom 2

9'9 x 7'1 (2.97m x 2.16m)

Bedroom 3

7'9 x 6'7 (2.36m x 2.01m)

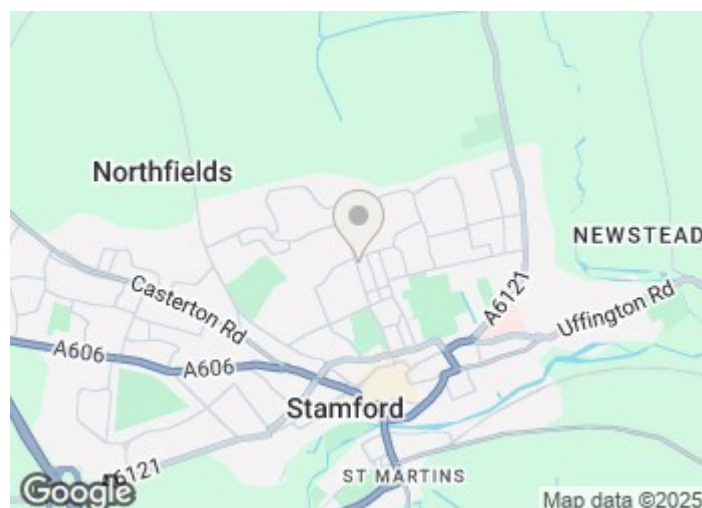
Family Bathroom

7'9 x 5'4 (2.36m x 1.63m)

Enclosed Rear Garden

Outside Studio/Home Office

(light/power)



Directions

Please use post code PE9 1HD for Sat-Nav assistance



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 46.8 m² (504 sq.ft.) FLOOR 2 35.7 m² (384 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 2.4 m² (26 sq.ft.)
TOTAL : 82.5 m² (888 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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