

## 2 Kings Road, Stamford

Situated on one of Stamford most sought-after roads this beautifully presented character property is just a few minutes' walk from the Town centre yet still offers a good-sized garden and a garage to the rear.

£450,000

# 2 Kings Road, Stamford, Lincolnshire

## Overview

- A Short Walk To The Town Centre
- Three Bedroom Period Property
- Refurbished In Recent Years To A High Standard Throughout
- Good Size Garden & Large Single Garage to the Rear
- Two Receptions + Further Breakfast Room off Kitchen
- Charming Character
- Family Bathroom & Ground Floor Bathroom
- EPC Rating - D

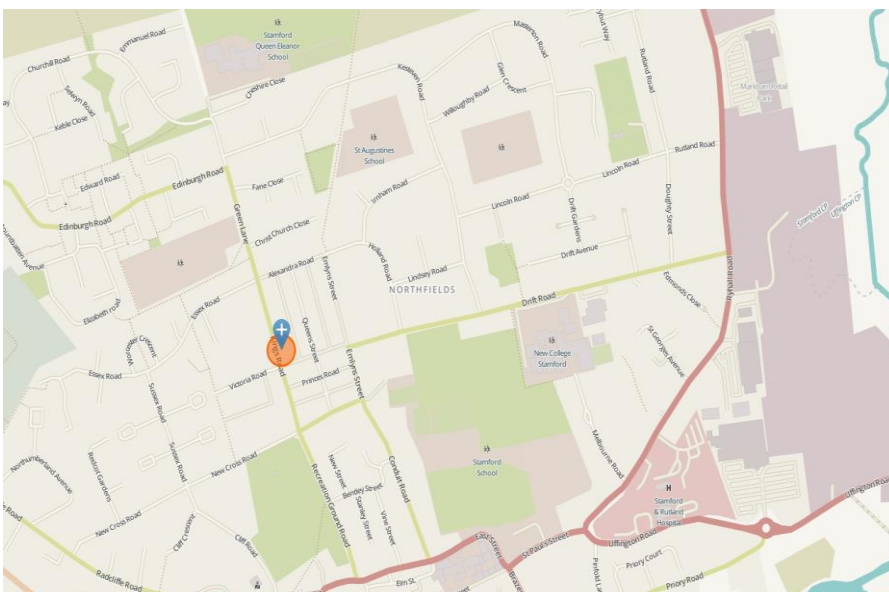


This Victorian property has been lovingly modernised and improved in recent years and is finished to an extremely high standard throughout.

Situated on one of Stamford most sought-after roads this beautifully presented character property is just a few minutes' walk from the Town centre yet still offers a good-sized garden and a garage to the rear. This Victorian property has been lovingly modernised and improved in recent years and is finished to an extremely high standard throughout. Whilst featuring many of today's modern conveniences the property still retains much of its original charm and character with high ceilings and stone bay and briefly comprises; Ground Floor: Entrance Hall with tiled floor, Large bay fronted Living Room, Separate Dining Room/Study, Downstairs Cloaks with Built in Shower, and a Refitted Kitchen opening into the Breakfast Room beyond with patio doors onto the garden. On the first floor 3 bedrooms are led by the master bedroom which is an extremely generous size, there is also a Family Bathroom. Outside there is a small garden area to the front whilst to the rear of the property there is a larger rear garden offering a lawned area with mature borders and a decked area allowing you to make the most of the sun. There is also access to the oversized single



*Stamford is an historic Georgian Market Town renowned for its architecture and regularly referred to as one of the most beautiful towns in England. It offers a wide range of facilities including individual shops and boutiques, several major food stores, a vast choice of cafes, pubs, hotels, wine bars and restaurants, an Arts Centre and Cinema, Train Station, Leisure Centre and excellent schooling for all ages.*



## Directions

Please use the following postcode for Sat Nav guidance - PE9 1HD



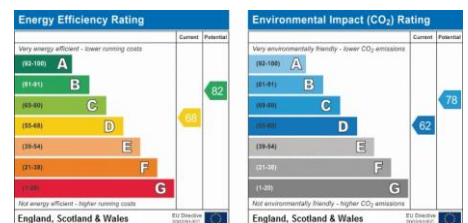
Total Area: 137.4 m<sup>2</sup> ... 1479 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## Thinking of Selling or Letting your home?

If you are considering selling or letting your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: +44 (0)1780 750000



Goodwin Property, 2-3 St John's Street, Stamford PE9 2DA

Phone: +44 (0)1780 750000



e-mail: [enquiries@goodwinproperty.co.uk](mailto:enquiries@goodwinproperty.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.