



53-56 Scotgate

Stamford, PE9 2YQ

Price Guide £795,000

Richardson

Scotgate
Stamford, PE9 2YQ

Nestled in the heart of Stamford on Scotgate, this stunning town house has been fully renovated to offer a modern and comfortable living experience. With a generous layout, the property boasts accommodation over 3 floors providing space and flexibility. The entrance hall gives access to all the ground floor including the utility and cloakroom. The kitchen is a true highlight, featuring a large central island and built-in appliances, making it an ideal space for both cooking and entertaining. Double doors open through to the spacious sitting/dining area, complete with a wood burning stove, perfect for cosy evenings. The ground floor benefits from underfloor heating, ensuring warmth and comfort throughout the colder months. To the first floor, you will find three well-proportioned double bedrooms, one having a stylish ensuite with the other bedrooms making use of the large family bathroom. The master suite occupies the top floor, offering a private retreat with its own ensuite bathroom, ensuring a touch of luxury. With new flooring and carpeting throughout, this property is ready for you to move in and make it your own. Its prime location in the town centre means you are just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for families and professionals alike. This exceptional home combines modern living with the charm of Stamford, making it a must-see for anyone looking to settle in this picturesque town.

Entrance hall
16'4" x 12'6" (4.99m x 3.83)

Utility

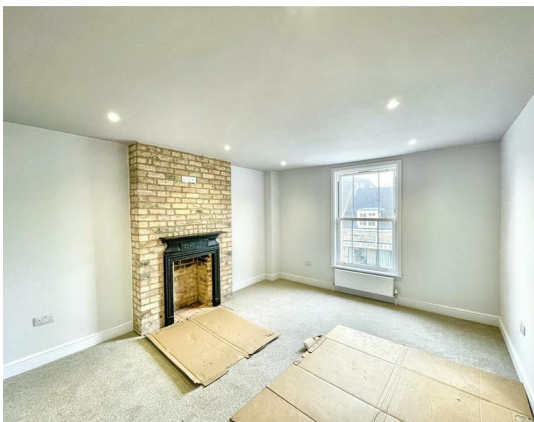
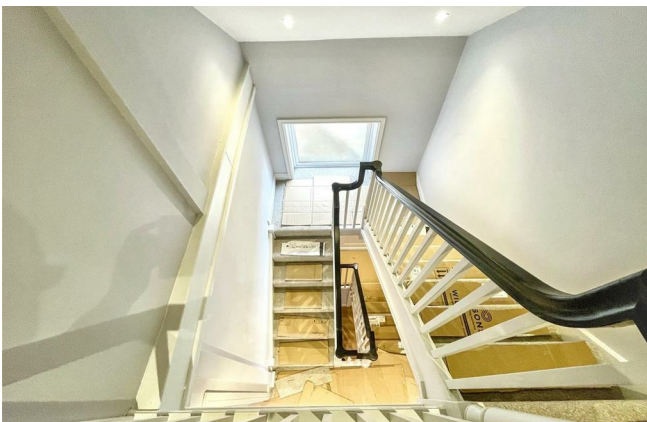
Cloakroom

Kitchen/Breakfast room
16'4" x 13'3" (4.99m x 4.04)

Sitting/Dining room
25'9" x 14'7" (7.86m x 4.47)

First floor landing





Bedroom
14'0" x 12'10" (4.27m x 3.92m)

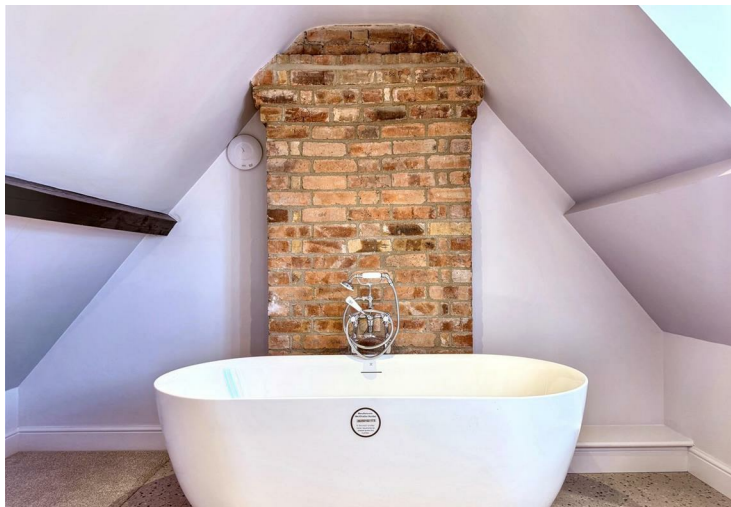
Ensuite Bathroom
9'1" x 6'5" (2.78m x 1.97m)

Bedroom
15'4" x 12'11" (4.69m x 3.95m)

Bedroom
12'6" x 8'11" (3.83m x 2.72m)

Family bathroom
10'7" x 10'4" (3.23m x 3.17m)

Second floor landing
Leading to an open plan master suite



Bedroom area
18'0" max x 8'10" max (5.5m max x 2.7m max)

Bathroom area
11'10" max x 8'6" max (3.62m max x 2.61m max)

WC area
11'2" max x 8'9" max (3.42m max x 2.67m max)

External details
Small gravel area to the rear with shed.

Agents notes
The property is within Stamford Conservation area. There is no access to parking on the gravel area to the back of the property.

Tenure
Freehold

Services
All main services connected, gas central heating

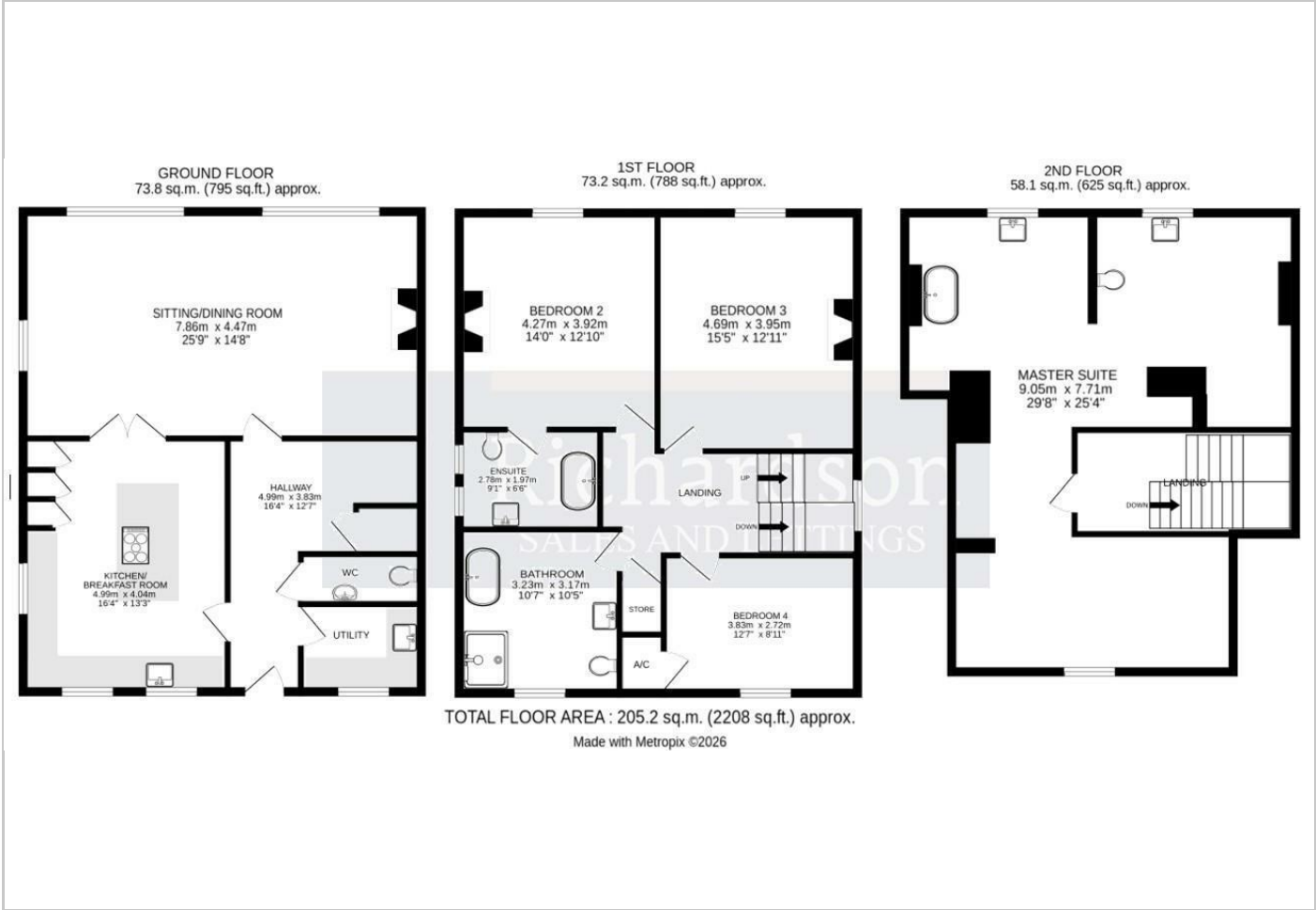
Council Tax
Yet to be set by South Kesteven District Council

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



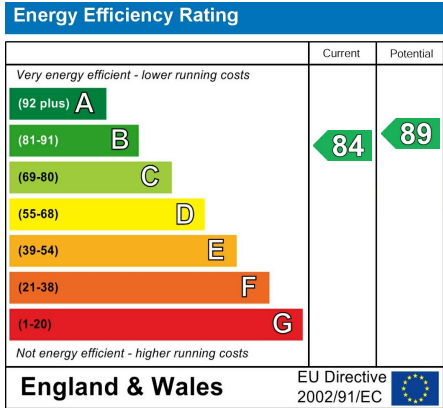
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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