



Empingham Road, Stamford Freehold Price £600,000



# Key Features



- Stone built residence
- Set back position
- Versatile layout
- Detached studio
- Dual reception rooms

The property is approached via a private driveway with access to the garage and the main entrance. A central hall leads through the ground floor, where the sitting room is to the rear, looking onto the garden. This is complemented by a separate dining room set centrally within the layout, well suited to both everyday use and more formal occasions.

To the front, the kitchen is arranged with a comprehensive range of cabinetry and work surfaces and provides space for informal dining. A cloakroom is located nearby, and the staircase rises from this area to the first floor. Also on the ground floor is a third bedroom or study, offering flexibility of use.

The first floor is arranged around a central landing, serving two well-proportioned bedrooms and a



bathroom. Separate from the house is a detached studio, arranged as a single space with natural light from windows and roof lights, providing valuable ancillary accommodation suitable for home working or creative use.

Empingham Road is a well-established residential address on the edge of Stamford, providing convenient access to the town's historic centre, independent shops, cafés and restaurants, together with well-regarded schools. Stamford railway station offers regular services to Peterborough with onward mainline connections to London King's Cross, while the nearby A1 provides direct north and southbound road links.



# Empingham Road, Stamford, PE9 2RJ

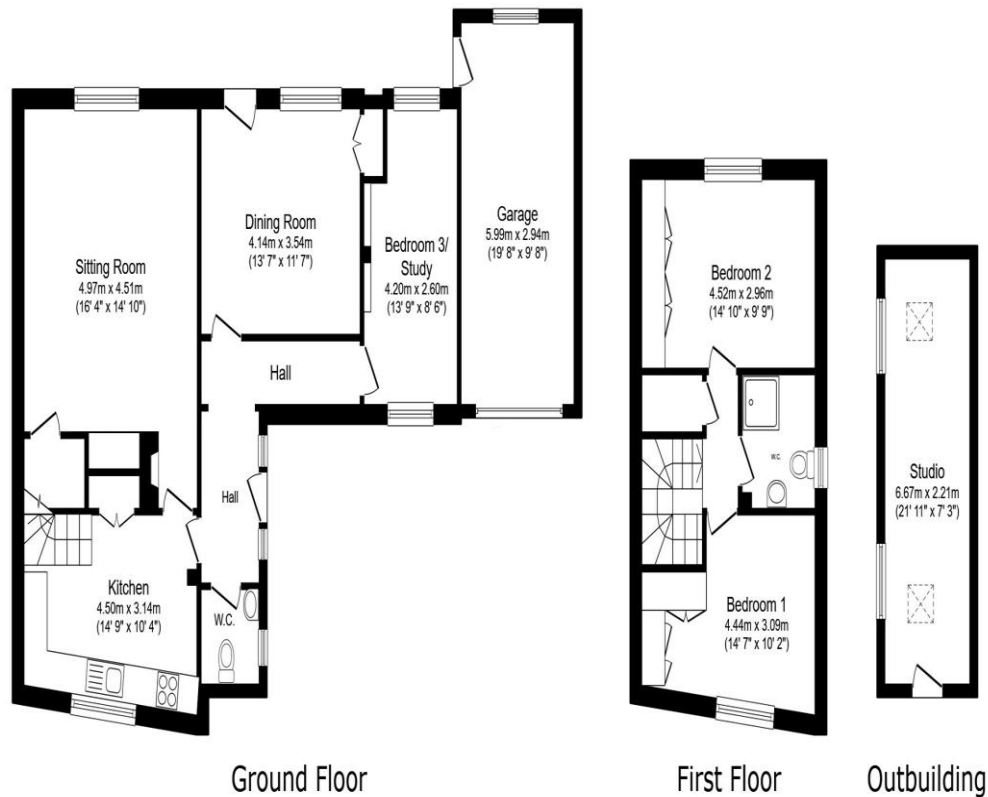
Aproximate Gross Internal Area:

Ground Floor = 98.3 sq.m. (1,059 sq.ft.)

First Floor = 36.8 sq.m. (396 sq.ft.)

Outbuidling = 14.7 sq.m. (159 sq.ft.)


Total = 149.8 sq.m. (1,614 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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