Rosedale

4B IRONMONGER STREET, STAMFORD, PE9 1PL

£475,000 OFFERS IN EXCESS OF

"Detached three bedroom residence situated in the heart of Stamford town centre."

- STAMFORD TOWN CENTRE
- TWO RECEPTION ROOMS
- KITCHEN / DINER
- COURTYARD GARDEN
- OFF ROAD PARKING
- MODERN SHOWER ROOM
- VAULTED CEILING WITH SKYLIGHTS
- BIFOLDING DOORS
- DOWNSTAIRS CLOAKROOM
- EPC ENERGY RATING D / COUNCIL TAX BAND D

PROPERTY HIGHLIGHTS

Welcome to this charming stone-built home located on Ironmonger Street in the heart of Stamford town centre. This delightful detached property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you will find two inviting reception rooms, one of which features a stunning vaulted ceiling and bifolding doors.

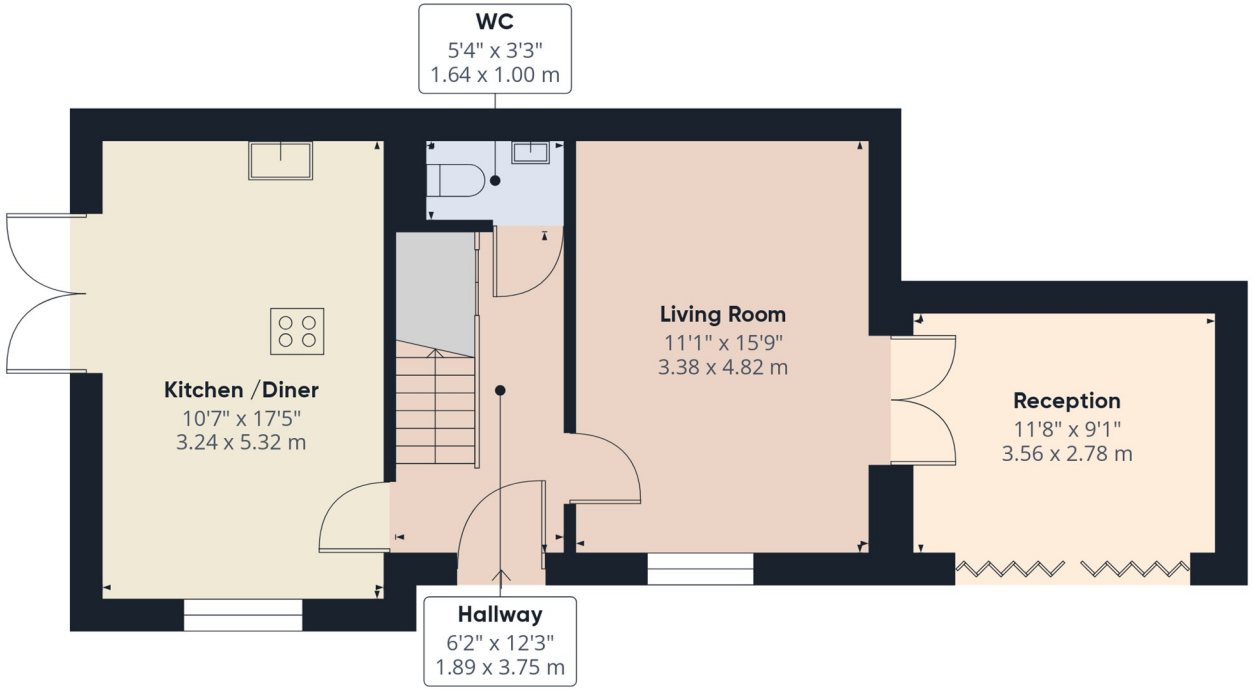
The open plan kitchen and dining area is a true highlight, offering a modern and functional space for culinary enthusiasts. French doors lead you to a low maintenance courtyard, providing a private outdoor retreat for relaxation or al fresco dining.

The property also includes a contemporary shower room located upstairs, along with a convenient downstairs cloakroom for guests. Additionally, off road parking for one car adds to the practicality of this lovely home.

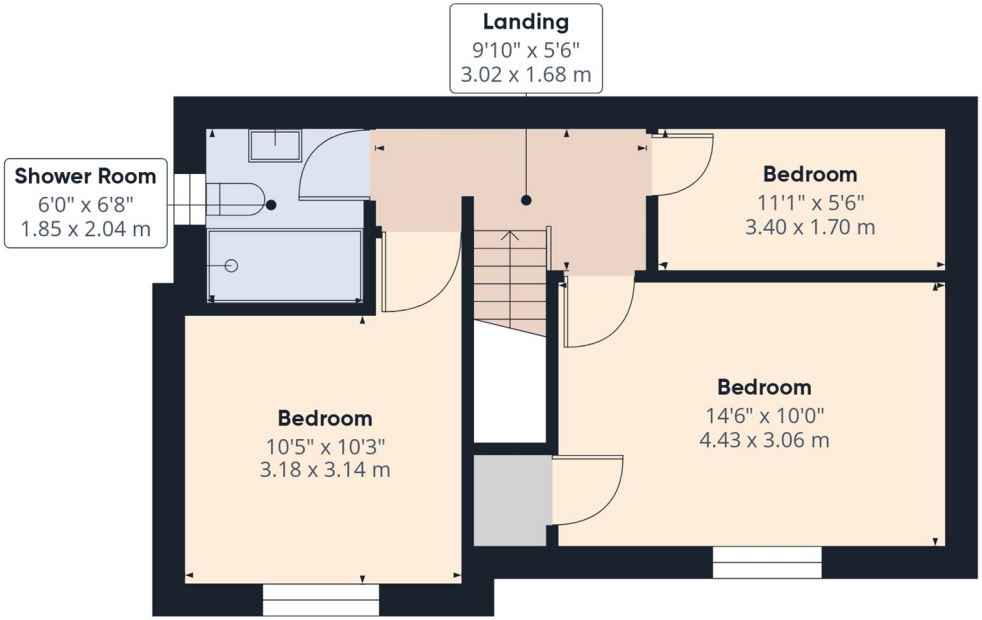
With its prime location and thoughtful design, this home presents a wonderful opportunity to enjoy the vibrant lifestyle that Stamford has to offer. Whether you are looking to explore local shops, cafes, or the picturesque surroundings, this property is perfectly situated to make the most of it all. Don't miss the chance to make this delightful home your own.

Agents Note: Selected photographs have been AI-enhanced for presentation purposes by digitally removing some personal belongings and household items. No structural features, fixtures, fittings, colours or material aspects of the property have been intentionally altered.

3 Bedrooms 1 Bathroom 2 Reception



Floor 0



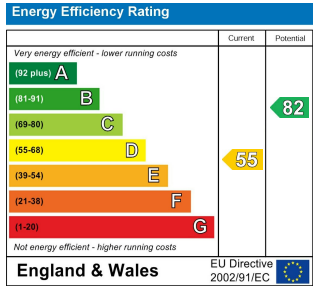
Floor 1

SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** D

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

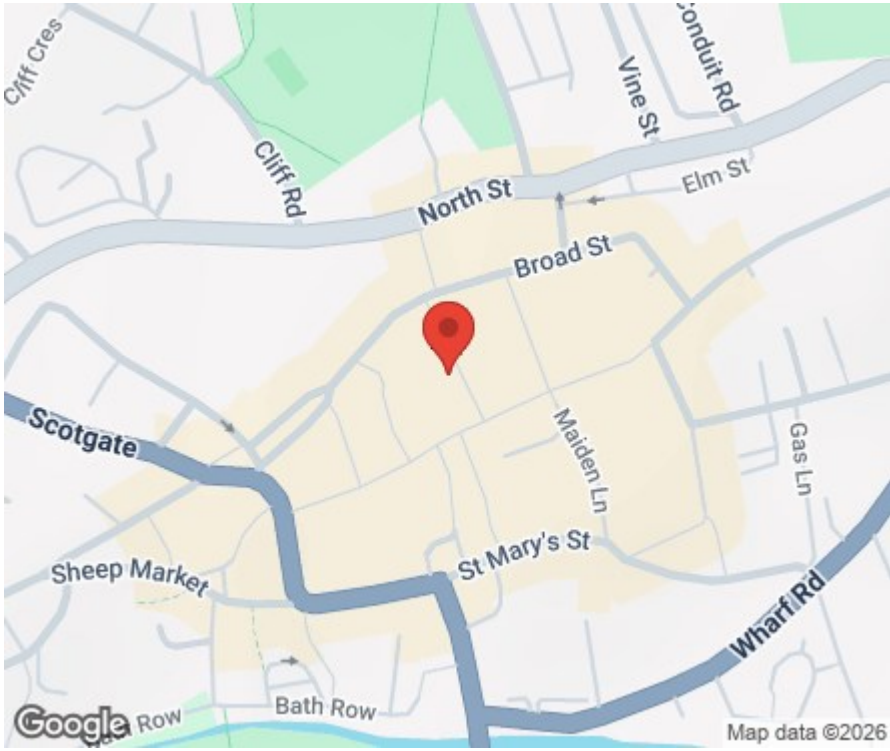
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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