



New Street
Stamford PE9 1ES

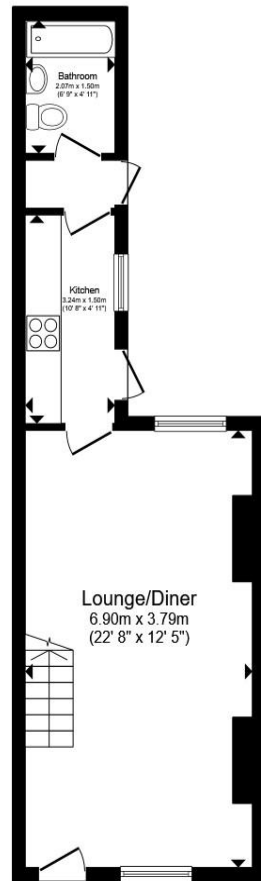


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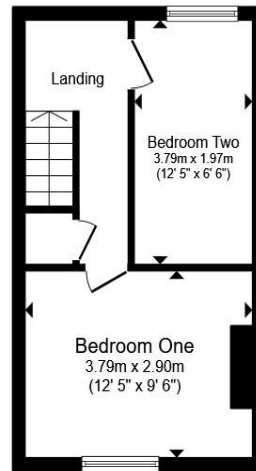
Welcome to New Street

Situated within easy walking distance of Stamford town centre and its excellent range of shops, restaurants, cafés and amenities, this charming period property enjoys a tucked-away position, offering a peaceful setting while remaining conveniently located.

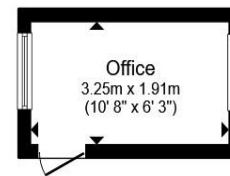




Ground Floor



First Floor



Outbuilding

Lounge Diner
22' 8" x 12' 5" (6.91m x 3.78m)

Kitchen
10' 8" x 4' 11" (3.25m x 1.50m)

Bathroom
6' 9" x 4' 11" (2.06m x 1.50m)

Bedroom One
12' 5" x 9' 6" (3.78m x 2.90m)

Bedroom Two
12' 5" x 6' 6" (3.78m x 1.98m)

Outside Office
10' 8" x 6' 3" (3.25m x 1.91m)

Total floor area 67.3 sq.m. (725 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

New Street

- Period two-bedroom cottage
- Set in a tucked away location
- Close to Stamford town centre
- Outside office ideal for those working from home
- Lawned front garden
- Permit parking available

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£270,000

The property is approached via a lawned front garden. Inside, the spacious lounge dining room features stripped wooden flooring and stairs leading to the first floor, creating a warm and welcoming living space.

The kitchen is fitted with a built-in oven and hob, with space for further appliances including a fridge freezer and washing machine, and provides access to the rear of the property. An inner lobby offers additional utility space and leads to the family bathroom, which is fitted with a three-piece suite and a shower over the bath.

To the first floor are two well-proportioned bedrooms.

Externally, the property benefits from a useful outside office complete with power and lighting, making it ideal for those working from home, as a hobby room or additional storage.

Offering a desirable location, this delightful home is well suited to first-time buyers, professionals or those looking to enjoy all that Stamford has to offer. Permit parking available.

Agents note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

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