



24 Queen Street, Stamford - PE9 1QS

In Excess of £850,000

EASTAWAY

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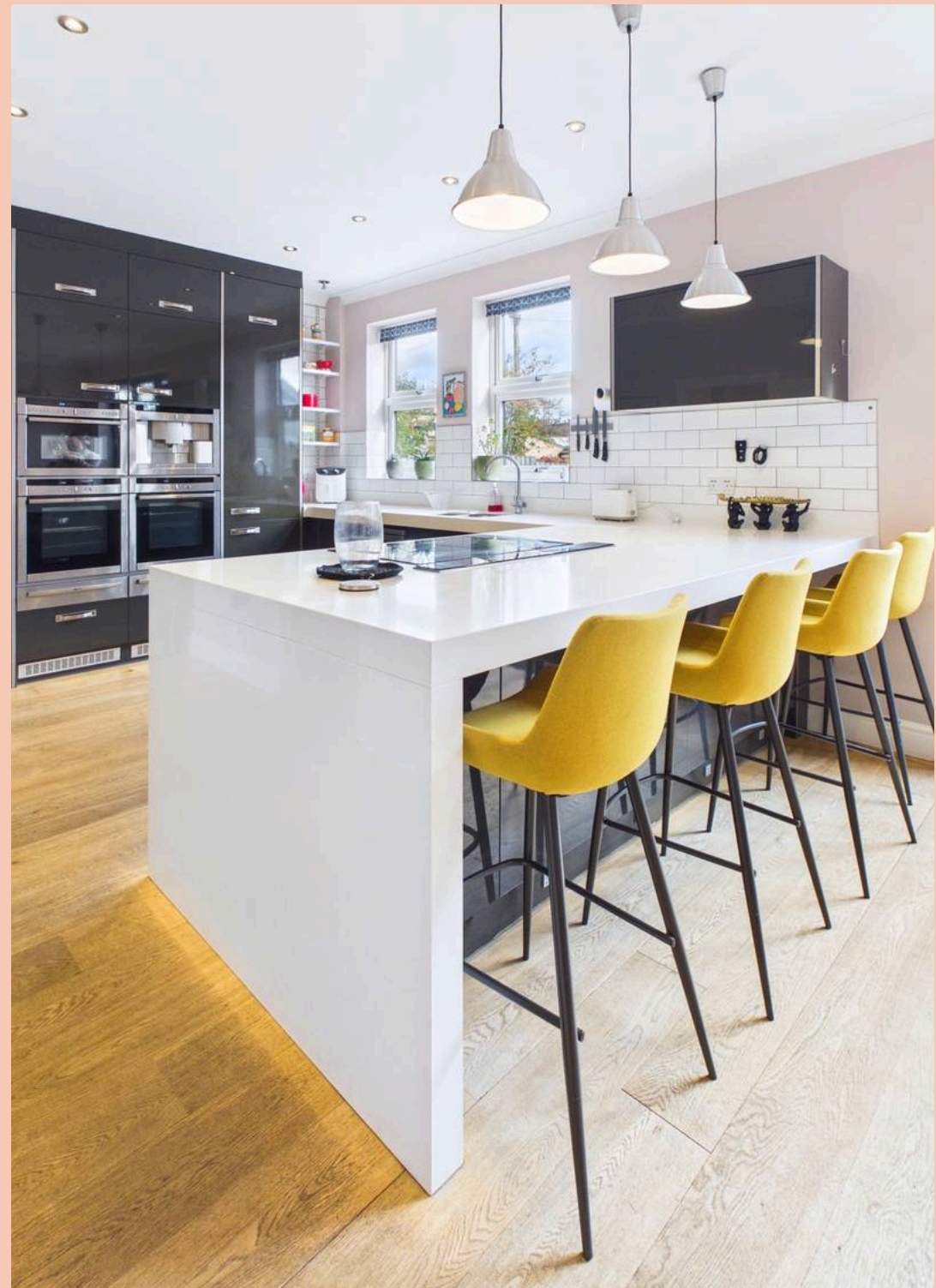
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Impressive 2,299 sq ft home with wonderfully spacious rooms and high ceilings
- Fantastic location within walking distance of Stamford town centre
- Generous living accommodation arranged across three floors
- Beautiful kitchen and dining space with bifold doors opening onto the garden
- Enclosed rear garden with a large patio and lawn, perfect for entertaining
- Rare town centre convenience with a double garage





What the owner told us...

“We’ve absolutely loved living here and in Stamford. If we weren’t emigrating, we wouldn’t be leaving. We’re going to miss it enormously and hope the next owners love it just as much as we have.”

Our Thoughts...

If you’ve been searching for a family home in Stamford but keep wishing the rooms were just that little bit bigger, you really ought to see this one. This handsome five bedroom home on Queen Street offers approximately 2,299 square feet of accommodation, including the garage, with high ceilings, wonderfully generous rooms and plenty of space across three floors, all within walking distance of the town centre.

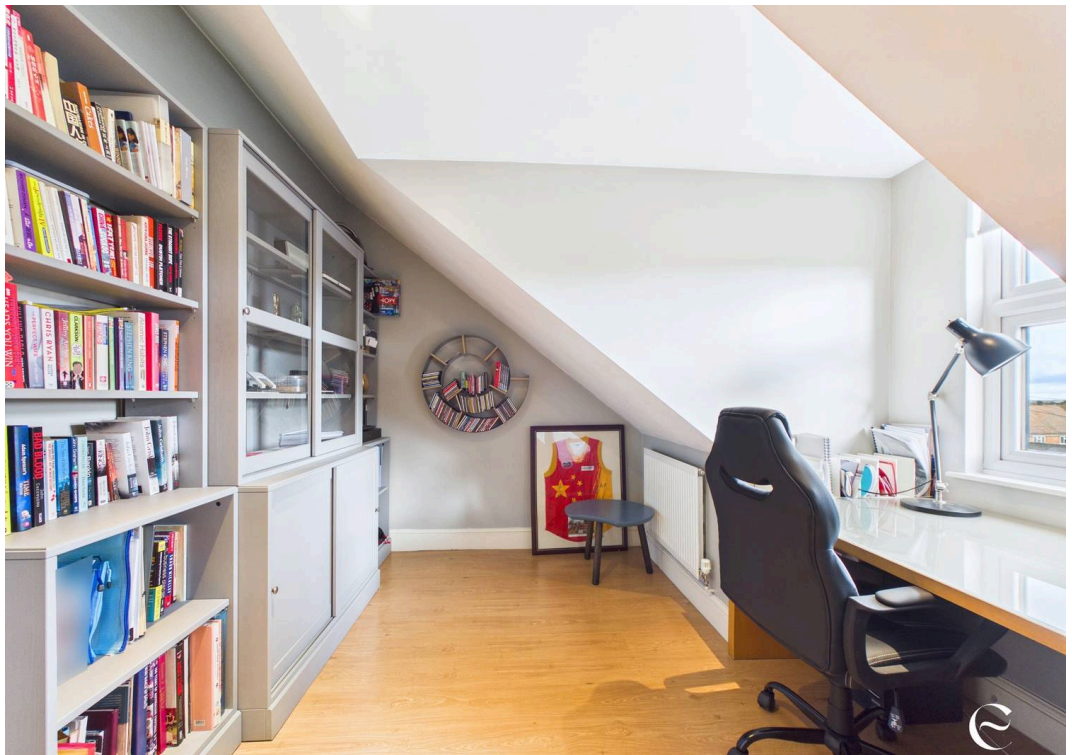
The living room stretches over 20 feet, while the impressive 25 foot kitchen and dining room, complete with NEFF appliances and bifold doors onto the garden, is somewhere we can imagine becoming the heart of family life. Upstairs, three generous bedrooms include a principal suite with its own bathroom, while the second floor offers two further bedrooms, another bathroom and substantial storage. With bedroom five currently used as a study, there’s plenty of flexibility for growing families or working from home.

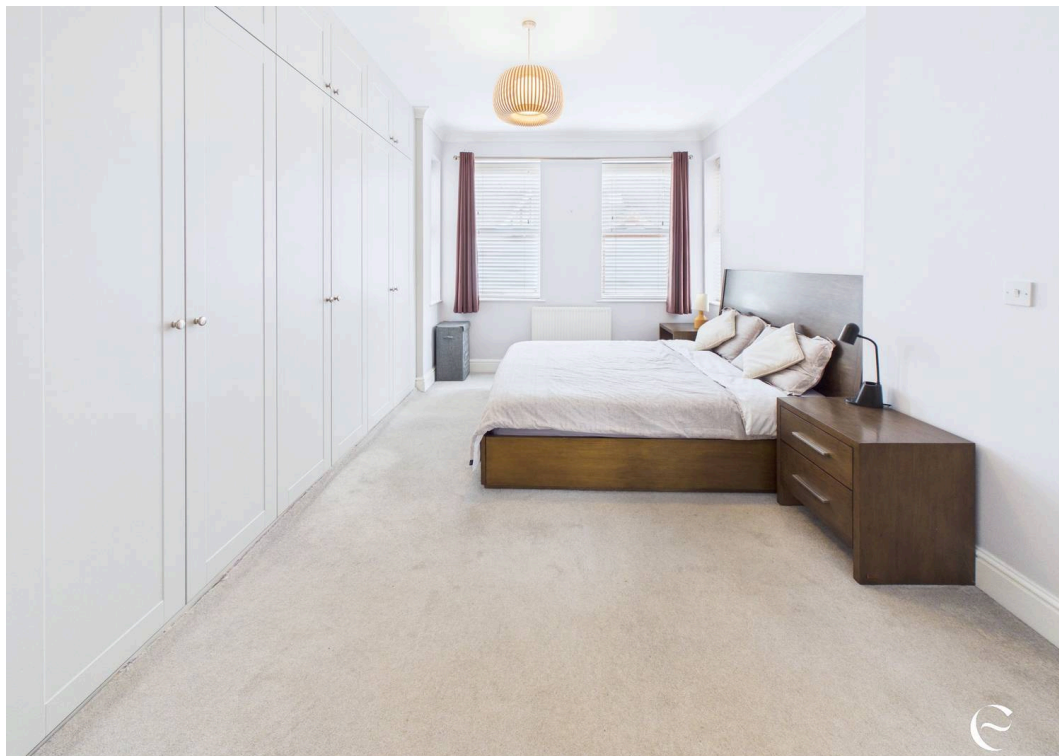
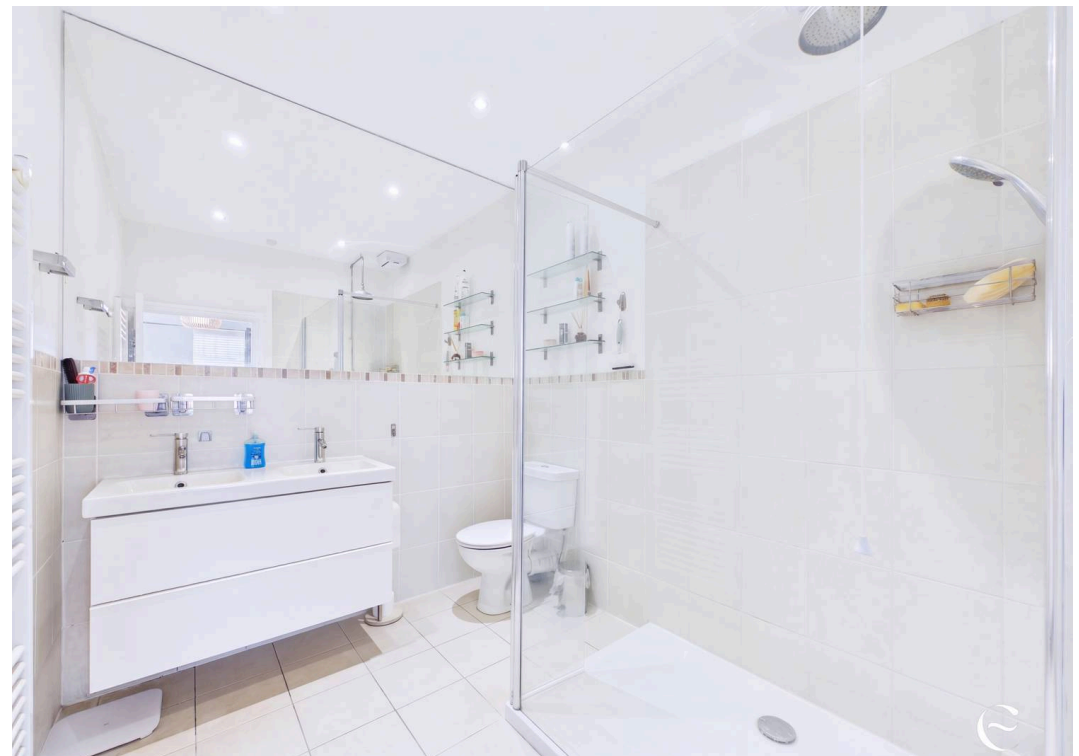
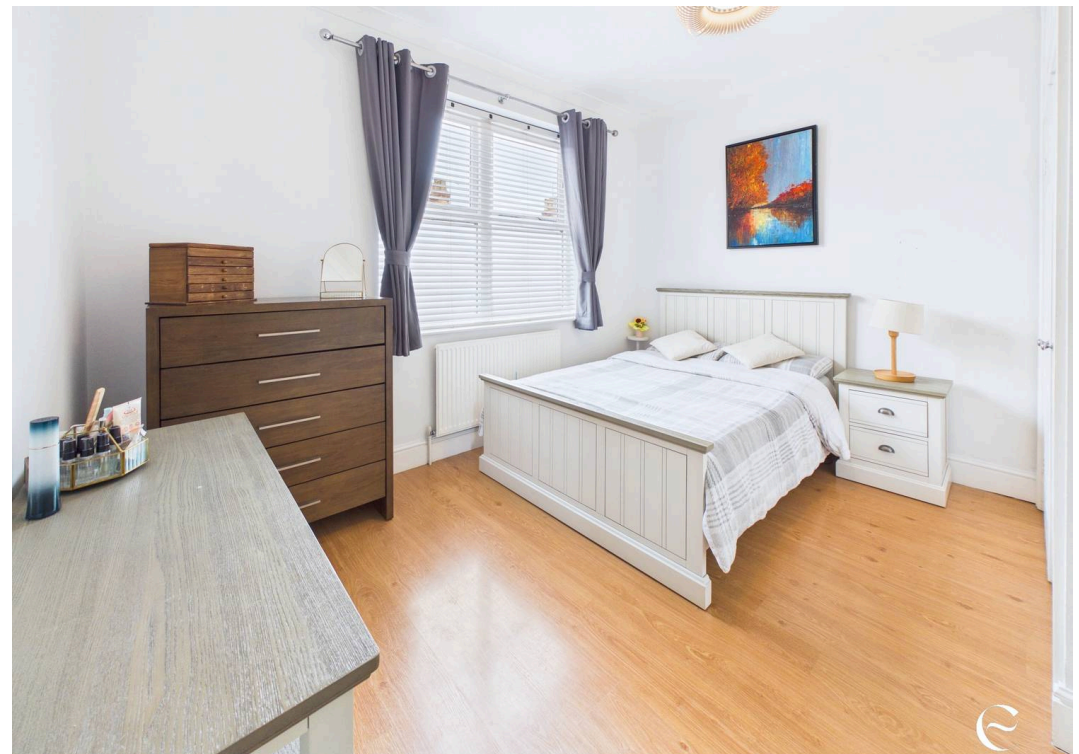
Outside, the enclosed garden has a generous patio and lawn, offering space for entertaining and children to play without endless maintenance. The double garage to the rear is another real advantage, particularly so close to Stamford town centre. What makes this home special is that you don’t have to compromise on space, practicality or location. It’s a house that can comfortably accommodate busy family life while giving everyone somewhere to retreat when they need a little peace and quiet.

Location...

Queen Street is ideally placed for enjoying Stamford’s independent shops, cafés, restaurants and beautiful historic streets on foot. Stamford Schools, the Recreation Ground and everyday amenities are all within easy reach, while the railway station, Ar, Burghley House and Rutland Water add to the convenience of this fantastic family location.











Hallway

9' 1" x 17' 11" (2.77m x 5.47m)

Living Room

15' 6" x 20' 8" (4.72m x 6.29m)

Kitchen / Diner

25' 1" x 12' 4" (7.64m x 3.75m)

WC (Ground Floor)

4' 7" x 4' 6" (1.40m x 1.37m)

Landing (First Floor)

11' 10" x 6' 9" (3.61m x 2.06m)

Principal Bedroom

10' 1" x 15' 0" (3.08m x 4.58m)

Principal En-Suite

7' 4" x 8' 4" (2.23m x 2.53m)

Bedroom 2

13' 0" x 12' 4" (3.97m x 3.76m)

Bedroom 3

12' 3" x 10' 11" (3.73m x 3.33m)

Bathroom

11' 8" x 9' 3" (3.55m x 2.83m)

Landing (Second Floor)

4' 11" x 6' 9" (1.50m x 2.05m)

Bedroom 4

11' 7" x 11' 3" (3.52m x 3.43m)

Bedroom 5 / Study

13' 2" x 7' 9" (4.01m x 2.36m)

Bathroom (Second Floor)

12' 0" x 9' 11" (3.65m x 3.02m)

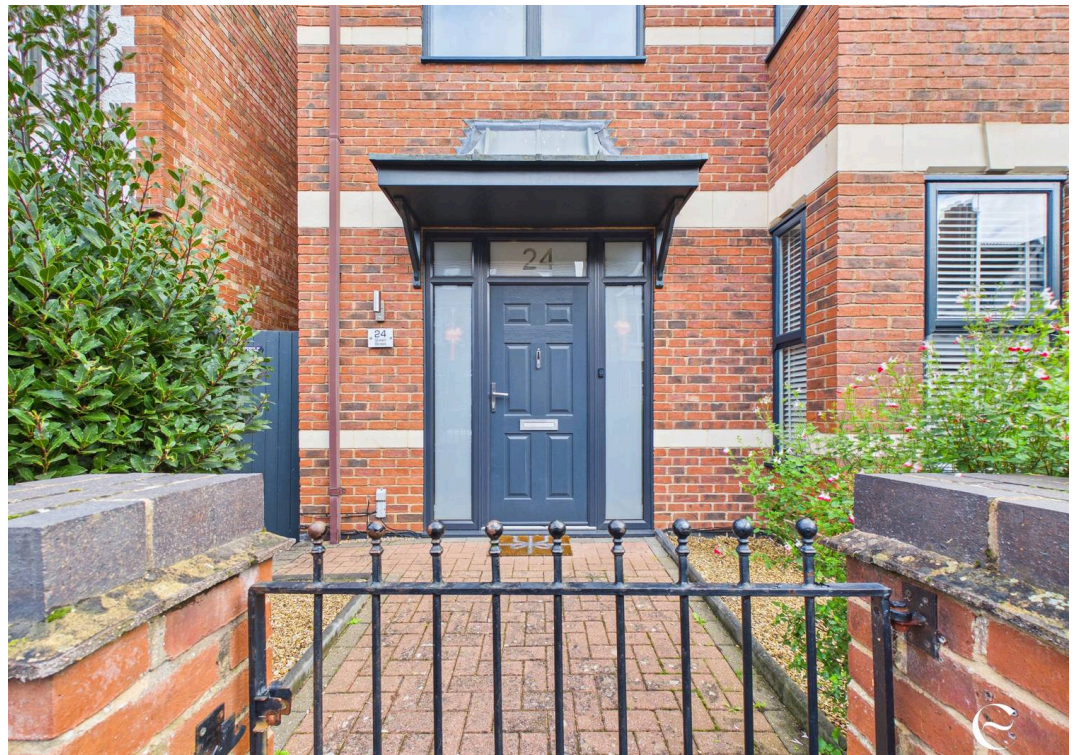
Storage Room

12' 8" x 6' 3" (3.86m x 1.91m)

Garage

16' 5" x 16' 10" (5.01m x 5.12m)

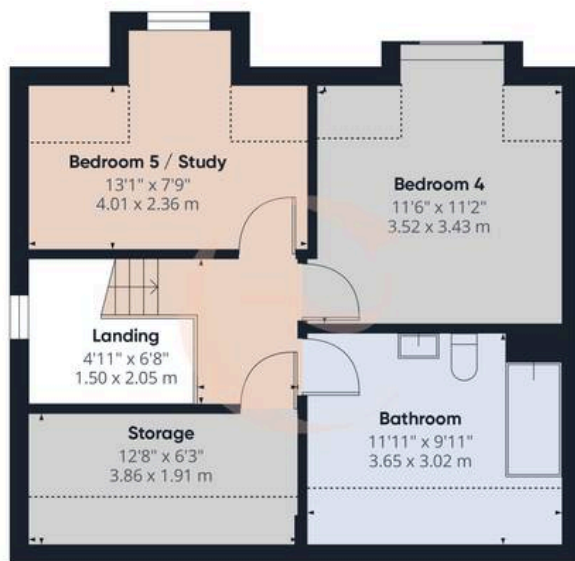






Ground Floor House

First Floor House



Second Floor House



Ground Floor Garage

Approximate total area⁽¹⁾

2299 ft²

213.5 m²

Reduced headroom

115 ft²

10.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

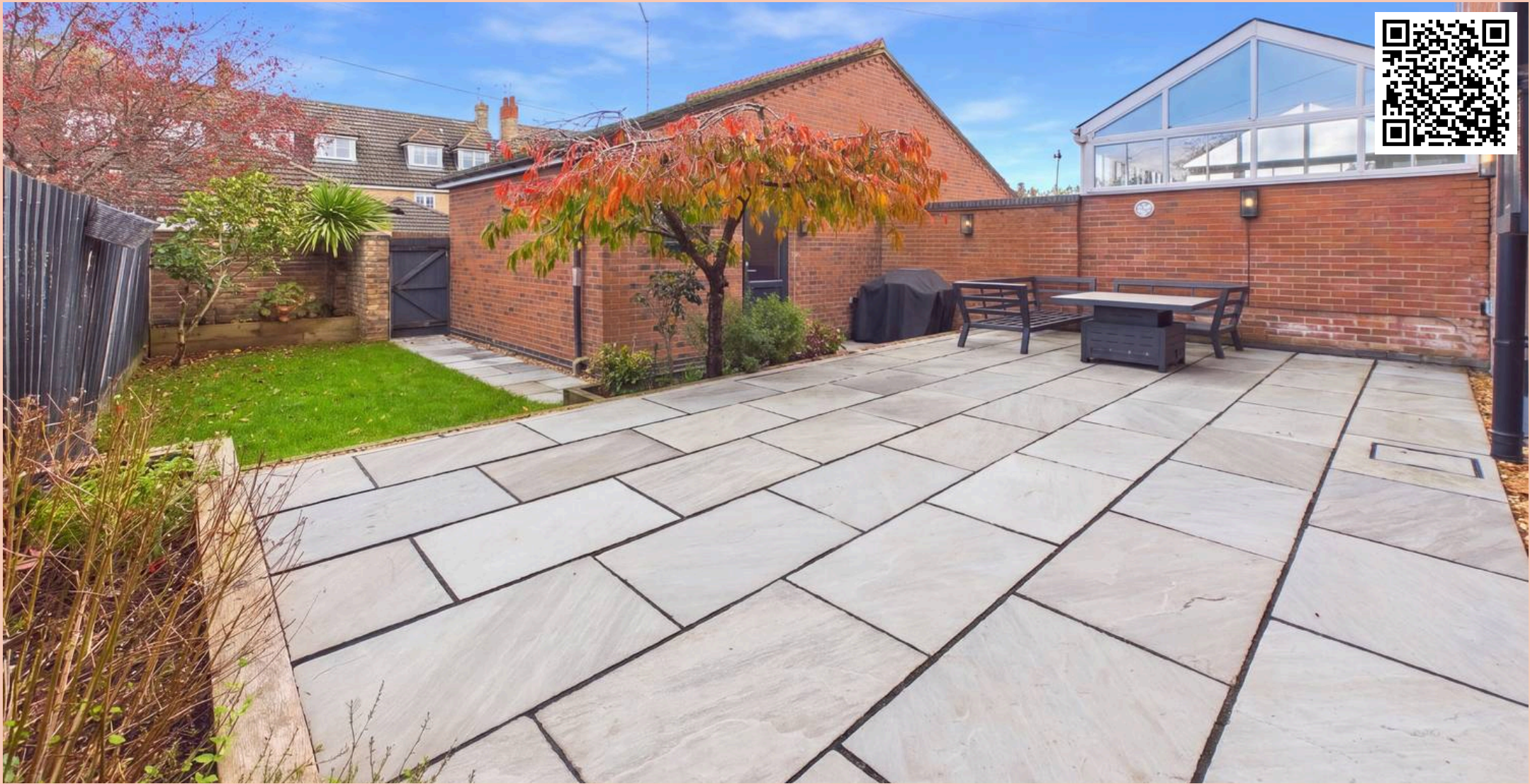
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	68	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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