

## 1 Danegeld Place, Stamford, PE9 2AF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Occupying an enviable position within an exclusive gated development in the heart of Stamford's historic town centre, this elegant Georgian-style townhouse enjoys stunning views over St George's Church and offers exceptionally spacious and versatile accommodation arranged over three floors. Offered to the market with no onward chain, this superb home combines a prestigious location with modern convenience.

Designed with both family living and entertaining in mind, the property boasts three generous reception rooms, including a magnificent first-floor formal sitting room, where dual aspect windows frame attractive views towards St George's Church, creating a truly impressive living space. The well-appointed kitchen diner enjoys direct access to the low-maintenance courtyard garden, providing an ideal setting for indoor-outdoor living and entertaining.

The upper floors offer five well-proportioned bedrooms, including a spacious Principal bedroom with a stylish en-suite shower room, complemented by a modern family bathroom and flexible accommodation ideal for growing families, guests or those working from home.

Externally, the property benefits from a private, low-maintenance courtyard garden, perfect for relaxing and al fresco dining. A particular advantage is the inclusion of two allocated parking spaces within the secure gated development—an increasingly rare feature for such a central town location.

Situated in one of Stamford's most desirable settings, with easy access to The Meadows, Stamford Railway Station and everything this beautiful Georgian market town has to offer, this outstanding home presents a rare opportunity to acquire a substantial town centre property in an exceptional location.

Viewing is highly recommended to fully appreciate both the superb position and the spacious accommodation on offer.

### Guide Price £950,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Town centre location with views over St George's Church
- Three reception rooms
- Two parking spaces
- Immaculately presented throughout
- Council Tax Band - G, EPC - , Maintenance charge of £500p/a
- Five bedrooms
- Living family kitchen
- Gated development
- Courtyard garden
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Dining Room**  
4.50m x 5.03m (14'9 x 16'6)

**Study**  
2.54m x 3.05m (8'4 x 10'0)

**WC**

**Kitchen**  
5.03m > 3.48m x 6.68m > 4.52m (16'6 > 11'5 x 21'11 > 14'10)

**Utility Room**  
1.52m x 3.40m (5'0 x 11'2)

**Master Bedroom**  
4.27m; 3.05m x 5.03m (14;10 x 16'6)

**Ensuite**  
3.94m x 1.91m (12'11 x 6'3)

**Sitting Room**  
4.50m x 5.03m (14'9 x 16'6)

**Family Bathroom**  
1.83m x 2.67m (6'0 x 8'9)

**Bedroom Five**  
3.78m x 2.34m (12'5 x 7'8)

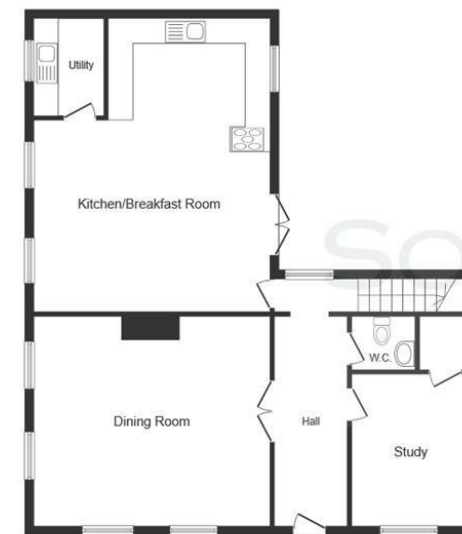
**Bedroom Three**  
4.19m x 2.77m (13'9 x 9'1)

**Bedroom Two**  
4.29m x 3.51m (14'1 x 11'6)

**Bedroom Four**  
3.45m x 2.74m (11'4 x 9'0)

**Family bathroom**

**FLOOR PLAN:**



Ground Floor



First Floor



Second Floor

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). Powered by www.Propertybox.io