



Conduit Road
Stamford PE9 1QL



KNIGHT
PARTNERSHIP

Welcome to **Conduit Road**

An immaculate period property offering light, airy and well-presented accommodation, ideally situated within a short walk of the town centre. This charming home combines character features with practical modern living and benefits from a low-maintenance rear garden and a versatile outside office.





Entrance Hall

Lounge

12' 8" x 9' 7" (3.86m x 2.92m)

Sitting Room/Dining Room

11' 8" x 11' 8" (3.56m x 3.56m)

Kitchen

9' 1" x 6' 3" (2.77m x 1.91m)

Rear Hall

Cloakroom

Outside Office

10' 11" x 7' 8" (3.33m x 2.34m)

Bedroom One

13' x 9' 10" (3.96m x 3.00m)

Bedroom Two

11' 8" x 9' 8" (3.56m x 2.95m)

Bathroom

9' 3" x 6' 5" (2.82m x 1.96m)

Agents Note

Total floor area 78.4 sq.m. (844 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

Conduit Road

- Immaculate period home within walking distance of the town centre
- Outside office
- Two reception rooms
- Well-fitted kitchen with integrated appliances
- Downstairs cloakroom
- Low maintenance rear garden
- No chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£325,000

The accommodation is bright and spacious and begins with a cosy lounge featuring a charming bay window and attractive feature fireplace, creating a warm and inviting space to relax. A further reception room provides flexibility for use as a separate sitting room or dining room and opens through to the well-equipped kitchen.

The kitchen benefits from a range of integrated appliances, including a fridge freezer, oven, hob, dishwasher and washing machine. A useful rear lobby provides access to the garden and a convenient downstairs cloakroom.

To the first floor are two generous bedrooms, with the principal bedroom enjoying the added character of a feature fireplace. The accommodation is completed by a bathroom fitted with a white suite and shower over the bath.

Outside, the property enjoys a low-maintenance patio garden, providing an ideal space for outdoor relaxation. A particularly useful addition is the separate outside office, complete with power and lighting and a Velux window, making it ideal for home working or a variety of other uses.

An appealing period home combining character, comfort and a convenient town-centre location, which must be viewed to be fully appreciated.

Offered for sale with no onward chain.



Please note the marker reflects the postcode not the actual property

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