

## North Street Stamford, PE9 1AA

This 1950's 4-bedroom detached family home is set in a large mature plot, just moments from Stamford's Town Centre, and the property offers generous accommodation throughout. From the rear of the property, you have superb views over the Town.

£2,750 PCM

# North Street

Stamford, PE9 1AA



- 4 bed Detached Family Home within Minutes of The High Street
- Generous Reception Space
- Large Established Gardens, Large Tandem Garage & Workshop
- Exceptional Plot in the Centre of Town with Stunning Views
- 4 Double Bedrooms
- Available 31 August 2026
- Situated Inside the Original Town Wall
- Refitted Kitchen Breakfast Room
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Porch

9'5" x 4'3" (2.87m x 1.30m)

## Entrance Hall

15'5" x 4'9" (4.70m x 1.45m)

## Lounge

18'10" x 18'9" (5.74m x 5.72m)

## Dining/Family Room

12'6" x 20'10" (3.81m x 6.35m)

## Kitchen Breakfast Room

12'10" x 14'7" (3.91m x 4.45m)

## Shower Room

9'2" x 5'4" (2.79m x 1.63m)

## Utility

13'2" x 8'5" (4.01m x 2.57m)

## Boiler Room

6'1" x 8'6" (1.85m x 2.59m)

## Landing

22'5" x 7'9" (6.83m x 2.36m)

## Bedroom 1

17'4" x 10'9" (5.28m x 3.28m)

## Bedroom 2

10'5" x 13'4" (3.18m x 4.06m)

## Bedroom 3

13'6" x 10'9" (4.11m x 3.28m)

## Bedroom 4

13'11" x 8'1" (4.24m x 2.46m)

## Study

## Bathroom

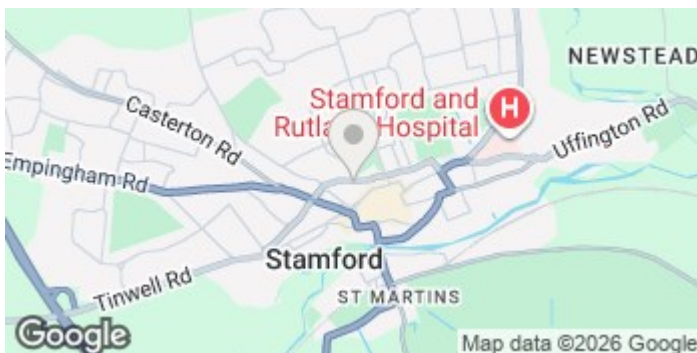
7'6" x 6'3" (2.29m x 1.91m)

## WC

5'1" x 3'6" (1.55m x 1.07m)

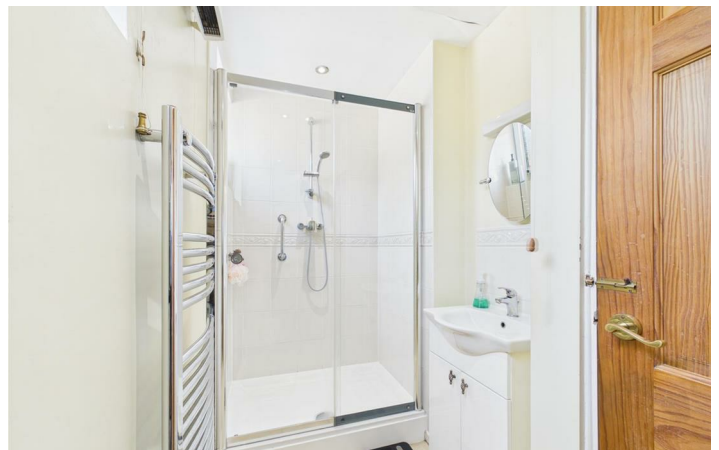
## Tandem Garage

## Workshop

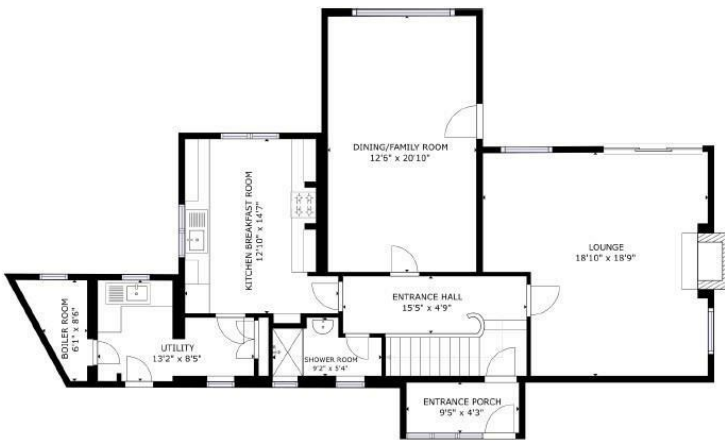


## Directions

Please use the following postcode for Sat Nav guidance - PE9 1AA



# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1122 sq ft, FLOOR 2: 836 sq ft  
 TOTAL: 1900 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	