



St Leonards Street, Stamford

 3  2  2

Key Features

- Spacious Three Bedroom Character Property
- Generous Rear Garden
- Large Kitchen Diner
- Stamford Town Centre Location
- Extended Garden Room
- Viewing Highly Recommended
- EPC rating - TBC
- EPC Rating - D
- Freehold

£350,000





**** NO ONWARD CHAIN **** Three-bedroom, three-storey character property situated in the heart of Stamford, with the local high street right on your doorstep. This lovely home benefits from three bedrooms, two bathrooms, a cosy living room, extended garden room, large kitchen diner and a generous rear garden.

The property is arranged over three floors, entered via the entrance hall which provides access to the light and airy living room with feature fireplace and the third bedroom. Stairs lead down to the spacious kitchen diner offering a wealth of units, a separate handy utility room and a three-piece shower room. Completing the ground floor is the extended garden room, providing an ideal additional living space. A further flight of stairs from the entrance hall leads to the top floor, where you will find two further bedrooms and the family three-piece bathroom.

Outside to the rear is a generous garden with patio seating area, lawn and mature borders to either side. To the end of the garden is a large, useful shed. The property is located within a permit parking area.





Entrance Hall 6.68m x 1.56m (21'11" x 5'1")

Living Room 3.54m x 3.23m (11'7" x 10'7")

Bedroom Three 3.31m x 2.54m (10'11" x 8'4")

Kitchen Diner 4.25m x 4.22m (13'11" x 13'10")

Utility Room 2.1m x 2.19m (6'11" x 7'2")



Shower Room 2.1m x 1.81m (6'11" x 5'11")

Garden Room 4.28m x 3.92m (14'0" x 12'11")

Landing 4.35m x 1.55m (14'4" x 5'1")

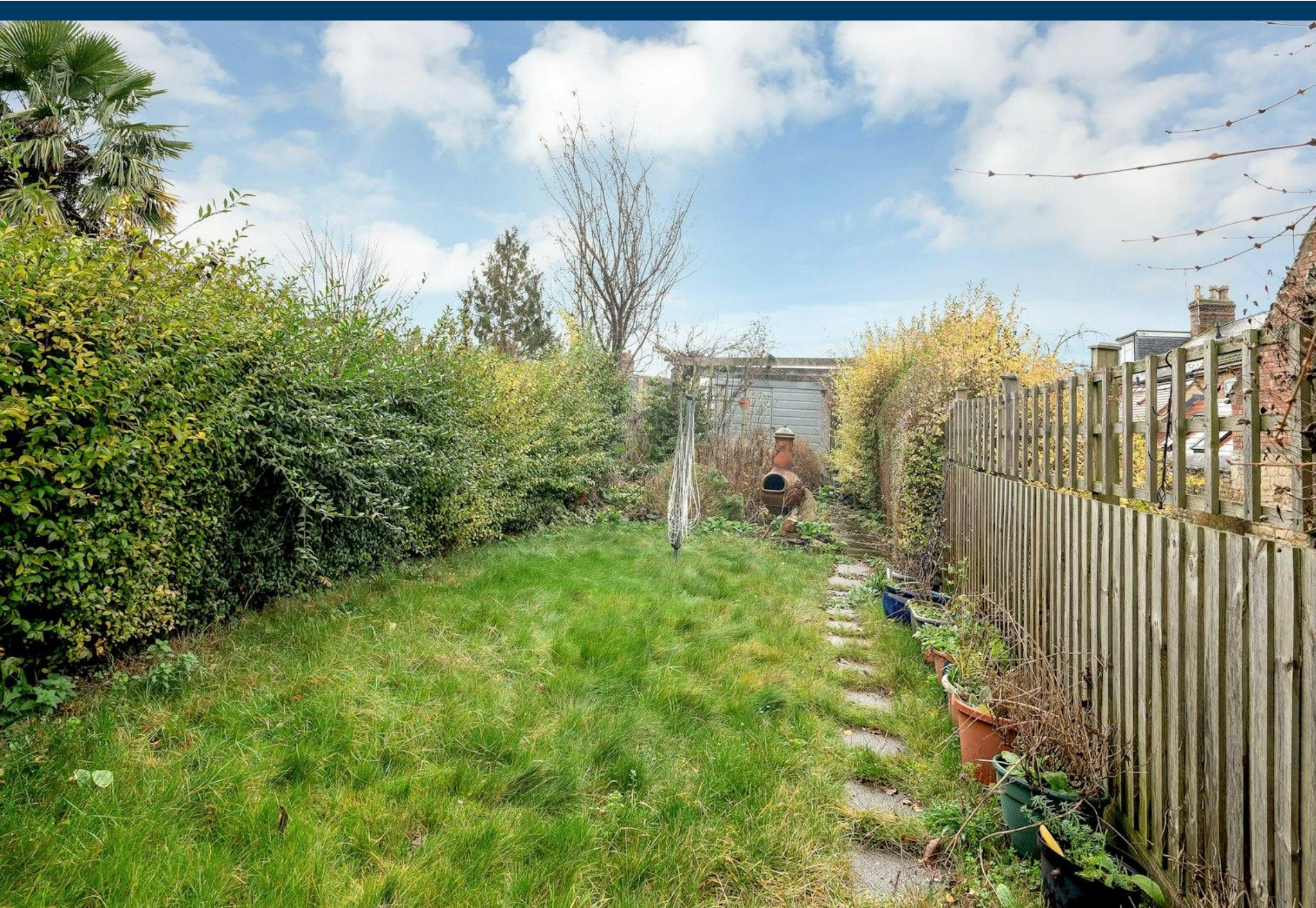
Bedroom One 3.35m x 3.32m (11'0" x 10'11")

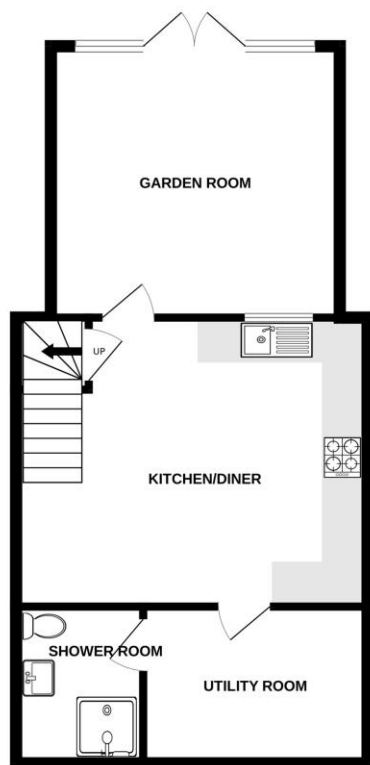


Bedroom Two 3.54m x 2.58m (11'7" x 8'6")

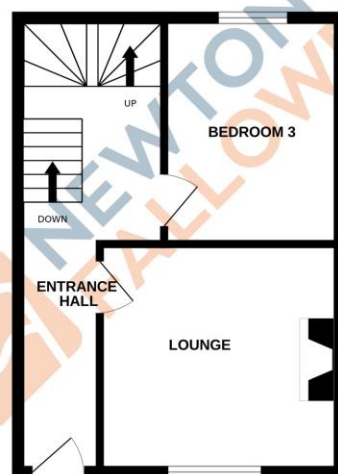
Bathroom 2.53m x 1.55m (8'4" x 5'1")



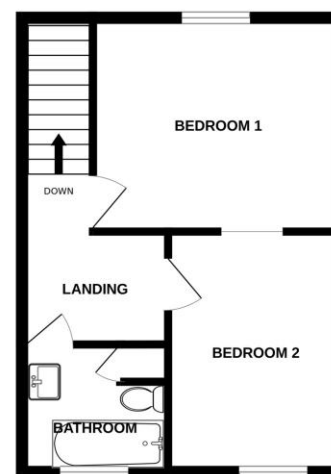




LOWER GROUND LEVEL
546 sq.ft. (50.7 sq.m.) approx.



GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.

TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.