

9 All Saints Street, Stamford, PE9 2PA

Situated in the heart of Stamford's historic and characterful town centre, this beautifully presented stone-built period home has been lovingly updated and modernised by the current owner, successfully blending charming original features with stylish contemporary finishes. Deceptively spacious throughout, the property also benefits from the rare advantage of off-street parking and is offered to the market with no onward chain.

The accommodation is well planned and comprises a welcoming entrance hall extending the full length of the property, a generous living room providing an excellent space for relaxing and entertaining, and a spacious fully fitted kitchen diner with ample room for family dining. A convenient ground floor cloakroom completes the accommodation.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from off-street parking to the rear and a low-maintenance south facing courtyard garden, providing space for outdoor seating and al fresco dining.

Perfectly positioned, the property is just a short walk from Stamford's excellent range of independent shops, restaurants, cafés and amenities, as well as The Meadows and Stamford Railway Station, making it ideal for both commuters and those looking to enjoy everything this highly regarded Georgian market town has to offer.

Offering a wonderful combination of period charm, modern convenience and an exceptional town centre location, this superb home is viewing highly recommended.

Guide Price £450,000 Freehold

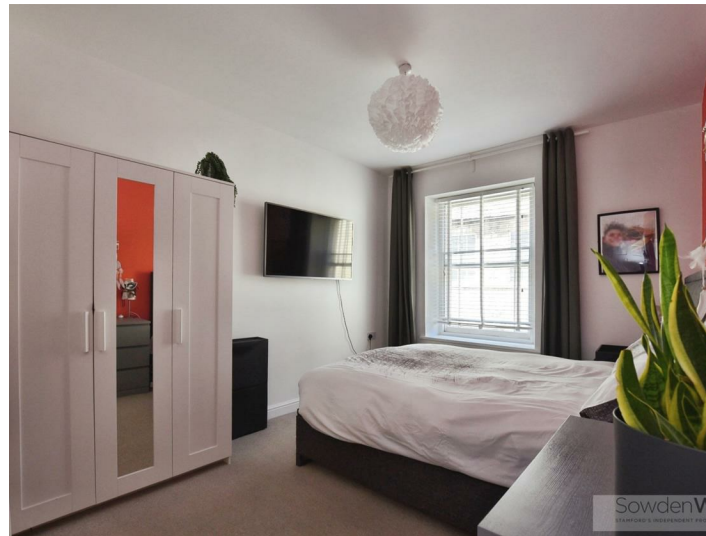
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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.

- Period town house
- Three bedroom, with en-suite to Principal bedroom
- Modern kitchen diner
- South facing patio garden with parking
- Council Tax BAnd - D, EPC - TBC

- Stamford town centre location
- Generous sitting room
- Gas fired central heating
- Walking distance to The Meadows & Stamford train station
- NO CHAIN, Archway at the end of the garden is Grade II Listed



ACCOMMODATION:

Entrance Hall

Downstairs W/C

Reception Room
3.61m x 4.19m (11'10 x 13'9)

Kitchen/Diner
3.61m x 3.61m (11'10 x 11'10)

Landing

Principal Bedroom
4.17m x 3.00m (13'8 x 9'10)

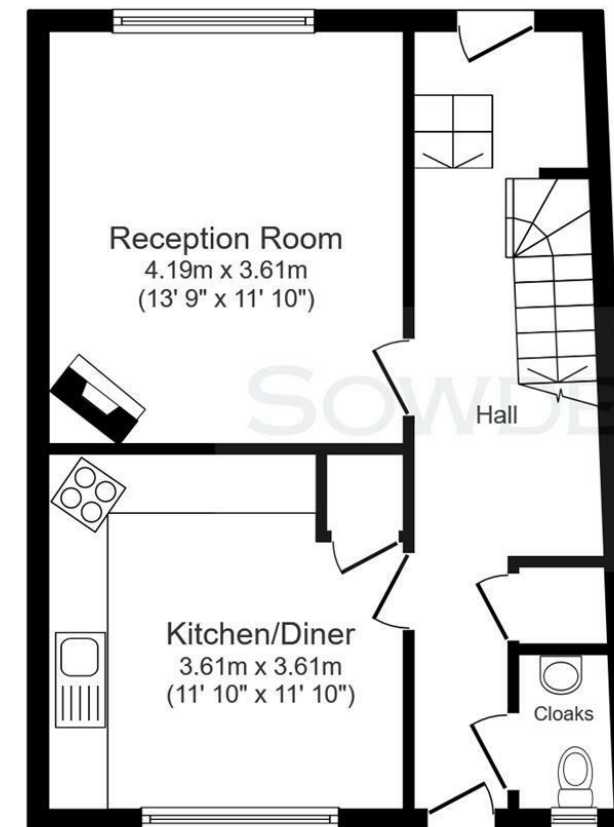
En-suite
2.92m x 0.81m (9'7 x 2'8)

Bedroom Two
3.61m x 2.67m (11'10 x 8'9)

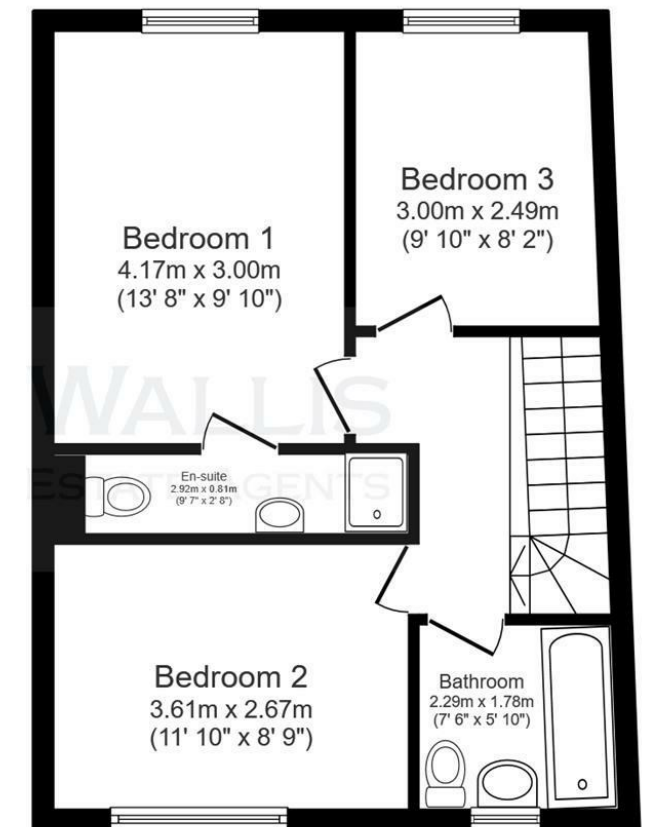
Bedroom Three
2.49m x 2.74m (8'2 x 9)

Main Bathroom
3.05m x 2.29m (10 x 7'6)

FLOOR PLAN:



Ground Floor



First 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