



71 Scotgate
STAMFORD

71 SCOTGATE

Stamford, PE9 2YB

Offered for sale with no onward chain, this charming Grade II listed period home occupies a wonderfully convenient position just moments from Stamford High Street. Recently redecorated and recarpeted, the property provides well presented accommodation arranged over three floors, whilst retaining a wealth of period character.

For anyone looking to enjoy the best of town living, the location is hard to beat, with Stamford's independent shops, cafés, restaurants and everyday amenities all within an easy stroll. The property offers two double bedrooms, a useful storage shed and is eligible for resident permit parking.



welcome home

The property opens into an entrance hall, leading through to a well proportioned sitting/dining room, where a feature fireplace provides a focal point, complemented by in built shelving and storage. The kitchen is located to the rear and fitted with a range of floor and wall cabinets along with an oven and hob, space for a fridge freezer and washing machine. A door from the kitchen leads out to the access passageway and a useful storage shed.







first floor

On the first floor, there is a good sized double bedroom with a useful storage cupboard, together with the bathroom, fitted with a white suite and shower over the bath.

The second floor provides a further bedroom with built-in storage and attractive elevated views towards the church and across the rooftops of Stamford.







step outside

A particularly appealing period home in a wonderfully convenient town centre position, offering the opportunity to enjoy Stamford's shops, restaurants and cafés just a short walk from the front door.





services

Electric, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested by the agent).

local amenities

Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.

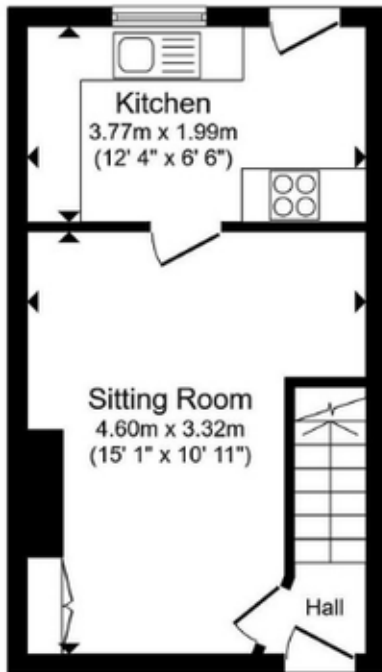
fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

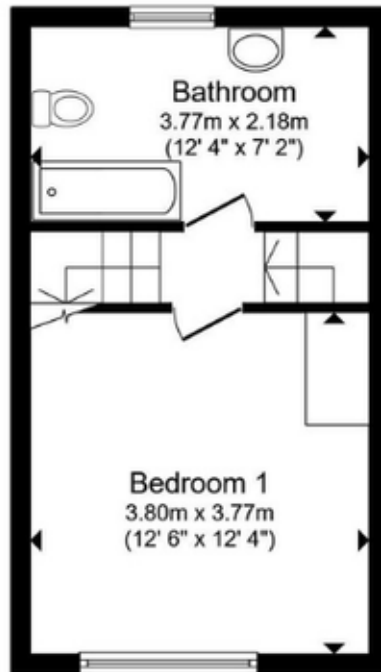


finer details

Ground Floor

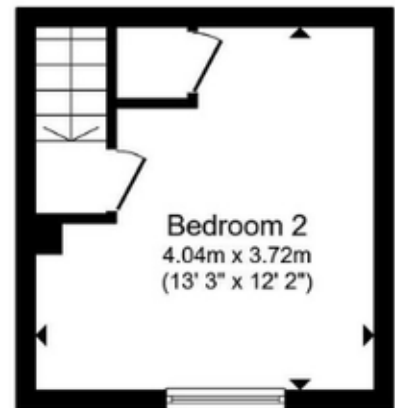


First Floor



Store
1.90m x 0.83m

Second Floor



Total area approx. 67.9 sq metres (730 sq. feet)
Not including store.

Agent's Note: CGi Images

EPC rating: 69 | C

EPC potential: 88 | B

Local Authority: South Kesteven District Council

Council Tax Band: C

Tenure: Freehold

Possession: Vacant possession upon completion.

The site and floor plans forming part of these sale particulars are for identification purposes only.
All relevant details should be legally checked as appropriate.





Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that [i] these particulars do not constitute any part of an offer or contract, [ii] all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, [iii] whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, [iv] any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, [v] the vendor does not make or give Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Digby and Finch. Registered Office: Digby and Finch Ltd, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH. Registered in England & Wales. Company Number: 10063270

01780 758090
stamford@digbyandfinch.com
8 St Mary's Hill, Stamford, PE9 2DP