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BINGLEY  
Stamford

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# BINGLEY

12, Victoria Road, Stamford, PE9  
1HB

A handsome 1930s detached home in a peaceful setting yet just a short walk to the centre of Stamford.

This spacious home is a true gem. Originally built in the 1930s and thoughtfully extended to the rear, it has been further enhanced by the present owners to create a beautifully balanced family home that blends character with contemporary living.



# Step Inside

Stepping through the charming original front door, complete with stained glass detailing, a welcoming reception hall awaits, where original Minton tiled flooring immediately sets the tone for the homes character, sitting in perfect harmony with the contemporary finishes found throughout.

To the left lies the first of four reception rooms — a beautifully proportioned space with a bay window to the front and retaining a wealth of original features, including a fireplace, picture rail and decorative coving. Peacefully set apart from the principal living spaces, it offers the perfect environment for a home office or study.

Across the hallway, beyond the staircase with useful storage beneath, lies the main sitting room. This splendid space features a deep bay window, exquisite coving complemented by a beautiful ceiling rose, and a contemporary wood-burning stove. In built bookcases span one wall, elegantly framing French doors that connect seamlessly to the kitchen/dining room.





Beyond, the home opens into an impressive open-plan kitchen dining living space — undoubtedly the heart of the home. French doors and large windows overlook the south-facing rear garden, flooding the room with natural light. There is ample space for relaxed seating as well as a large dining table, making it perfectly suited to both everyday family life and entertaining on a larger scale.

The stylish kitchen fitted in 2021 offers plenty of storage, marble work surfaces, integrated appliances and a substantial range cooker, combining practicality with timeless style.

A door leads to the fourth reception room, an ideal playroom or additional family room — with further French doors opening onto the garden, creating a wonderful connection between indoor and outdoor living.

Completing the ground floor is a well-appointed utility room with generous storage, space for white goods and housing the recently replaced gas boiler. A door provides external access, and a guest cloakroom is conveniently located off the utility — a highly practical arrangement for family living.



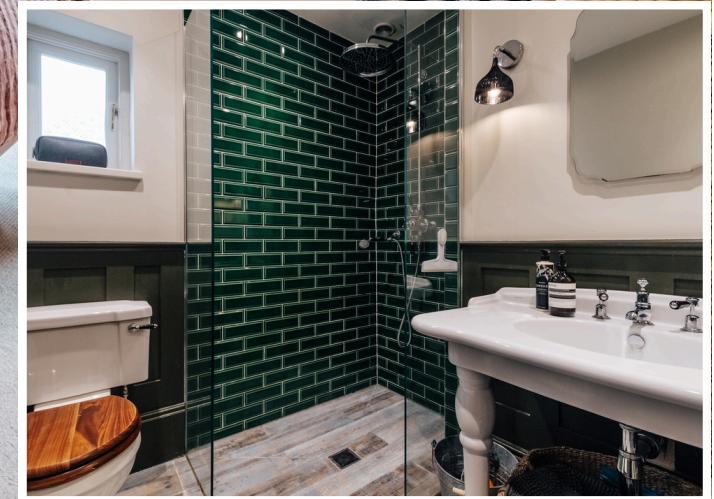
## And so to bed.....

The staircase rises to a bright first-floor landing where four generous bedrooms can be found.

Overlooking the rear garden, the principal bedroom feels like a peaceful retreat. A vaulted ceiling enhances the sense of light and space, complemented by in built wardrobes. The beautifully appointed en-suite shower room is stylish and thoughtfully finished, giving the room the feel of a relaxed boutique suite.

The three further bedrooms are all generous in size and beautifully bright, offering comfortable and versatile accommodation.

They are served by a stylish family bathroom, appointed with period-inspired fittings and partially panelled walls. The freestanding roll-top bath provides a striking yet practical focal point, combining character with everyday functionality.









## Step Outside

To the front, a generous shingle driveway provides ample off-road parking and sets the property back nicely from the road.

To the rear lies a particularly large south-facing garden, predominantly laid to lawn and complemented by mature planting and established fruit trees. Enjoying a sunny aspect throughout the day, it offers both immediate enjoyment and exciting scope for those wishing to create their own garden of dreams. A pathway leads through to the double garage, with a gateway beyond opening onto an unadopted road, providing additional practicality and ease of access.

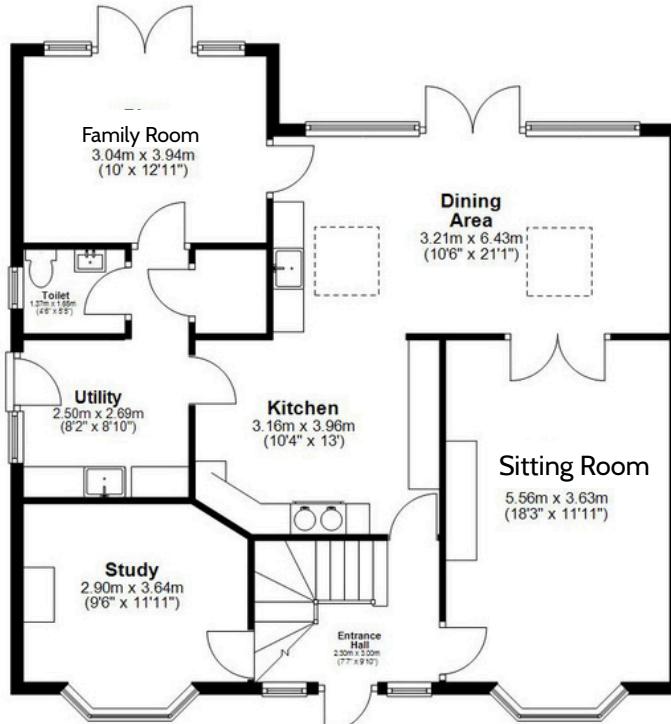
A double garage provides additional parking or storage, and three further garages are also available — offering exceptional flexibility for car enthusiasts, storage or workshop space.

# Finer Details



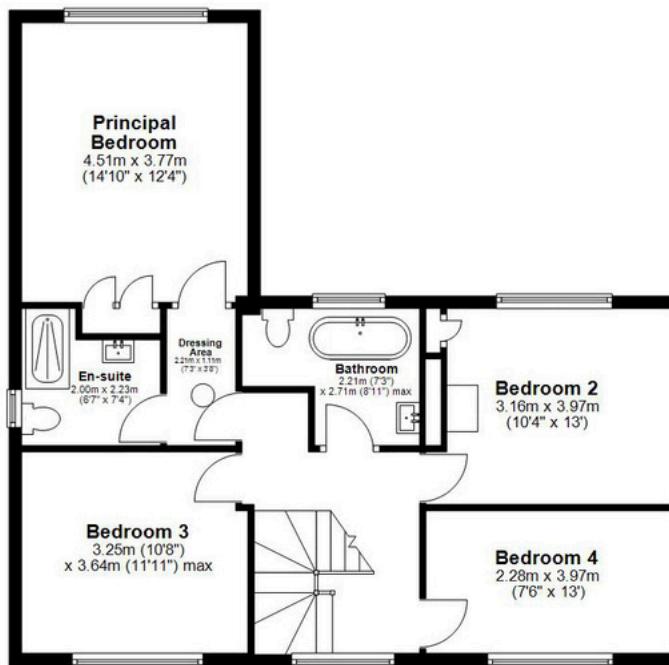
## Ground Floor

Approx. 169.6 sq. metres (1825.8 sq. feet)



## First Floor

Approx. 75.1 sq. metres (808.2 sq. feet)



Local Authority: South Kesteven District Council

Council Tax Band: E

Tenure: Freehold

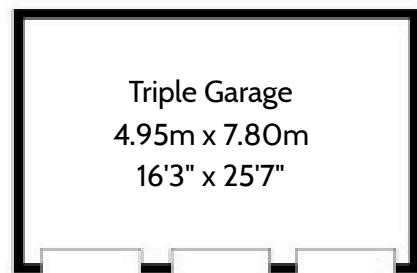
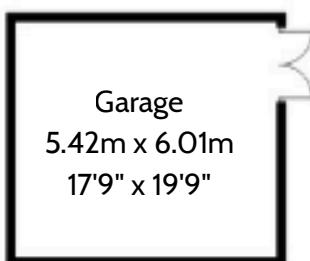
Possession: Vacant upon completion

EPC Rating: 64 | D

EPC Rating Potential: 77 | C

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

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.



Approximate Gross Internal Area: 244.7 sq metres  
2634.1 sq ft

Triple Garage: approx 38.6 sq metres / 418.9 sq ft

Storage: approx 32.6 sq metres / 356.2 sq ft

Total Area : approx 315.9 sq metres / 3409.2 sq ft

Plans: 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.





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