



**nest**  
ESTATES



**Queen Street,**  
Stamford, PE9 1QX  
**Offers in Excess of £294,000**

## SUMMARY

- No Onward Chain - Close To Town Centre
- Open Plan Living Dining Space With Log Burner
- Kitchen & Utility
- Downstairs WC & Family Shower Room
- Two Double Bedrooms With Built In Wardrobes
- Courtyard Garden With Rear Gate Access
- Close To Recreation Ground
- Two Bedroom Character Property In Sought After Location











Located within easy reach of Stamford's town centre and close to the recreational ground, this charming period residence offers well-proportioned accommodation arranged over two floors.

The property combines traditional character with modern convenience and includes two double bedrooms, an open-plan living space, a fitted kitchen, utility room, ground floor WC, shower room, and a courtyard garden.

The ground floor comprises a welcoming open-plan lounge and dining area. The lounge benefits from a bay window which allows ample natural light and incorporates a fitted window seat. A feature fireplace with a multi-fuel burner provides an attractive focal point. To the rear, the dining area offers generous space suitable for entertaining, with direct access to the modern fitted kitchen. Additional ground floor accommodation includes a useful utility room and a conveniently located WC.

The first floor offers two spacious double bedrooms, both enjoying high ceilings. The principal bedroom benefits from dual-aspect windows fitted with bespoke wooden blinds and includes fitted wardrobes. A contemporary three-piece shower room completes the accommodation, comprising an oversized shower enclosure, wash hand basin, close-coupled WC, and an airing cupboard.

Externally, the property features a low-maintenance courtyard garden to the rear, with gated pedestrian access leading to a shared passageway, enhancing both accessibility and practicality.

The historic market town of Stamford with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

EPC Rating: D Tenure: Freehold

Room Dimensions: Lounge/Diner: 4.17m x 6.67m (13'8" x 21'11")

Kitchen: 2.17m x 3.40m (7'1" x 11'2")

Utility Room: 1.92m x 1.15m (6'4" x 3'9")

WC: 1.94m x 0.90m (6'4" x 2'11")

Bedroom One: 3.25m x 4.52m (10'8" x 14'10")

Bedroom Two: 2.49m x 3.36m (8'2" x 11'0")

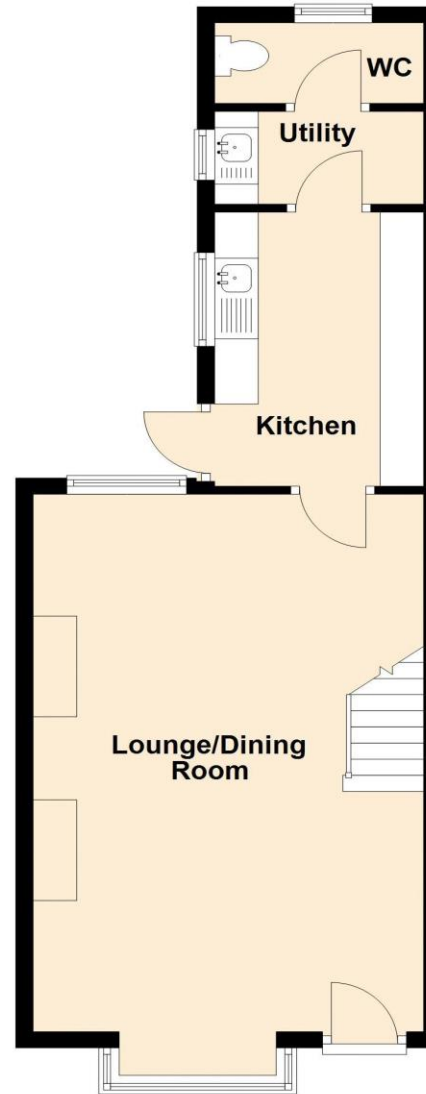
Shower Room: 3.45m x 2.10m (11'4" x 6'11")

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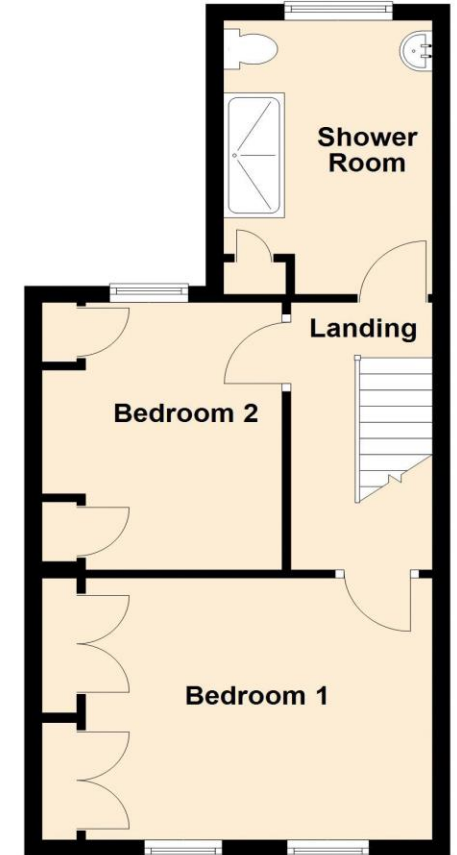
## Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 79.9 sq. metres (860.2 sq. feet)

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