



28 Reform Street
STAMFORD

28 REFORM STREET

Stamford, PE9 2XB

This charming home has been thoughtfully brought up to date without losing its traditional character with a beautifully designed extension, two inviting reception spaces and an attractive south-facing garden. The property is within easy reach of Stamford's town centre and the many independent shops, cafés, restaurants and amenities for which the town is renowned with the added convenience of a post office and local grocery store only a two minute walk away.



welcome home

A welcoming entrance hall leads into a particularly inviting sitting room with an attractive cast iron fireplace providing a charming focal point. It is a lovely room in which to relax and unwind, offering a quieter contrast to the larger open-plan living space beyond.





The heart of the home is the impressive rear extension, where the kitchen, dining and sitting areas come together beneath a wonderful roof lantern which fills the room with natural light. The kitchen offers a range of painted cabinetry and oak worktops, with plenty of space for both everyday family life and entertaining. Beyond the dining area French doors connect the home to the terrace and enclosed lawn garden beyond.





A fabulous, relaxed seating area is centred around a newly installed wood-burning stove, creating a warm and welcoming focal point, while the generous proportions of the room allow it to flow naturally through to the garden.

The ground floor is completed by a beautifully appointed contemporary shower room, with modern fittings and attractive tiling.



first floor

Upstairs, there are three well-proportioned bedrooms. The two larger double bedrooms both benefit from built-in wardrobes, while the third bedroom provides a comfortable additional bedroom. A second contemporary shower room completes the first floor accommodation.





step outside

Stepping outside, the rear garden is a particularly attractive feature of the property. A generous paved terrace immediately adjoining the house provides an ideal setting for morning coffee, relaxed outdoor dining or entertaining with friends, with steps leading to the south-facing garden beyond.

The garden has been thoughtfully landscaped, with a generous lawn framed by mature planted borders, creating a green and peaceful backdrop. A greenhouse and garden shed provide useful additional storage.







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.

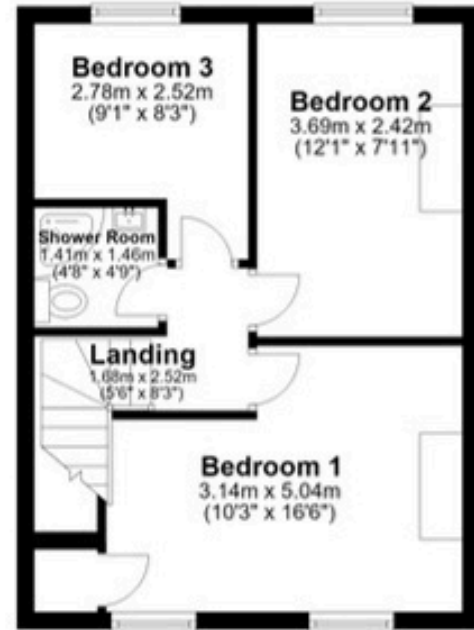
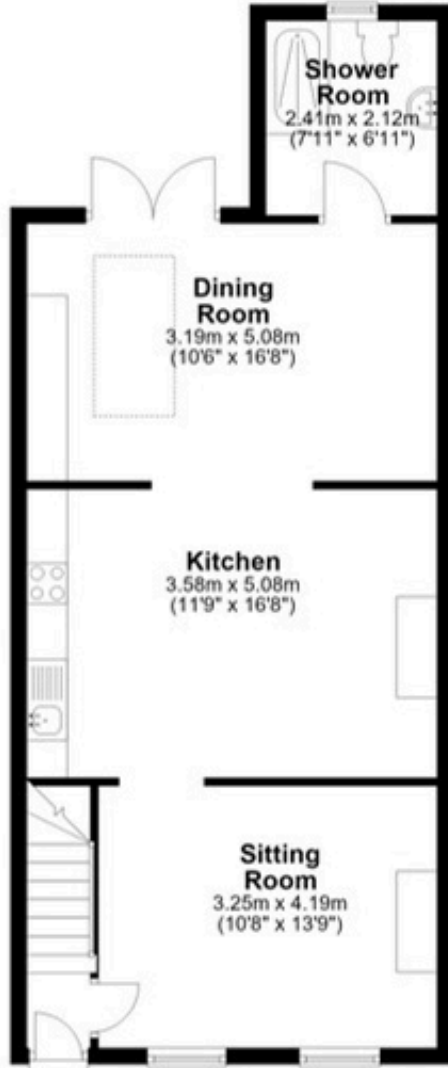
Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London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



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.

EPC rating: 55 | D

EPC potential: 80 | C

Local Authority: South Kesteven District Council

Council Tax Band: B

Tenure: Freehold

Possession: Vacant possession upon completion.

Total area approx. 991.2 sq ft (92.1 sq m)



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