



## Recreation Ground Road Stamford, PE9 1EW

3-Bedroom Victorian Townhouse | 4 Floors | Enviable Central Location | Period Charm with Modern Living

This beautifully presented three-bedroom Victorian townhouse is spread over four thoughtfully designed floors, offering over 1,140 sq ft of versatile living space. Perfectly situated just a short walk from Stamford town centre, local schools, parks, and the train station, this home seamlessly blends charming period features with contemporary updates.

**£400,000**

# Recreation Ground Road

Stamford, PE9 1EW



- Charming Four-Storey Victorian Townhouse offering a blend of period character and modern comfort
- Three Well-Proportioned Double Bedrooms including a versatile loft room with eaves storage
- Light-Filled Interiors Across All Floors with high ceilings and large windows
- Spacious Bay-Fronted Living Room with original features and a bright, airy feel
- Two Bathrooms, including a en-suite shower room to the principal bedroom
- Fantastic Central Stamford Location, close to shops, schools, parks, and transport links
- Open-Plan Kitchen/Dining Area – perfect for entertaining
- Ample Storage Throughout
- Please Refer to Attached KFB For Material Information Disclosures

## Ground Floor

Porch  
3'8" x 3'9" (1.12m x 1.14m)

Hallway  
12'11" x 5'11" (3.94m x 1.80m)

Bathrrom  
8'11" x 7'5" (2.72m x 2.26m)

Store Room  
3'8" x 8'3" (1.12m x 2.51m)

## Kitchen

12'11" x 12'11" (3.94m x 3.94m)

## Dining Area

11'5" x 12'11" (3.48m x 3.94m)

## First Floor

Landing  
7'8" x 3'0" (2.34m x 0.91m)

## Bedroom 1

12'5" x 14'6" (3.78m x 4.42m)

## En Suite Shower Room

2'9" x 7'9" (0.84m x 2.36m)

## Bedroom 2

12'11" x 10'3" (3.94m x 3.12m)

## Second Floor

Bedroom 3  
11'7" x 14'4" (3.53m x 4.37m)

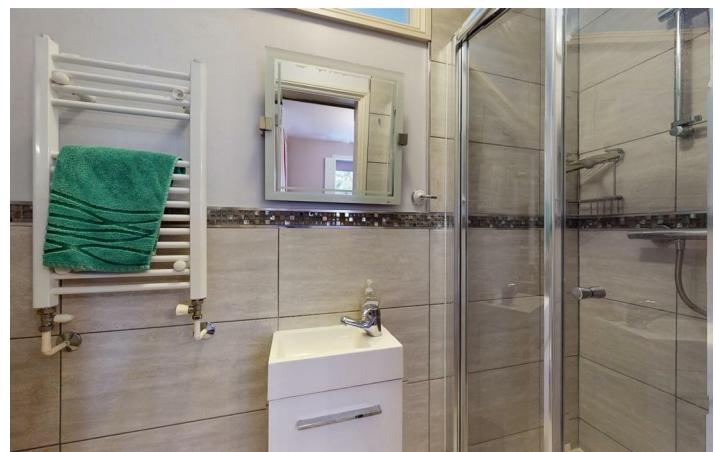
## Driveway Parking for 2 Vehicles

## Lower Ground Floor



## Directions

Please use the following postcode for Sat Nav guidance - PE9 1EW



## Floor Plan



**GROSS INTERNAL AREA**  
 FLOOR 1 317 sq.ft. FLOOR 2 357 sq.ft. FLOOR 3 370 sq.ft. FLOOR 4 98 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 58 sq.ft.  
 TOTAL : 1,142 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		61
(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		