



53-56 Scotgate  
Stamford, PE9 2YQ

**Price Guide £795,000**

Richardson

# Scotgate

Stamford, PE9 2YQ

Nestled in the heart of Stamford on Scotgate, this stunning town house has been fully renovated to offer a modern and comfortable living experience. With a generous layout, the property boasts accommodation over 3 floors providing space and flexibility. The entrance hall gives access to all the ground floor including the utility and cloakroom. The kitchen is a true highlight, featuring a large central island and built-in appliances, making it an ideal space for both cooking and entertaining. Double doors open through to the spacious sitting/dining area, complete with a wood burning stove, perfect for cosy evenings. The ground floor benefits from underfloor heating, ensuring warmth and comfort throughout the colder months. To the first floor, you will find three well-proportioned double bedrooms, one having a stylish ensuite with the other bedrooms making use of the large family bathroom. The master suite occupies the top floor, offering a private retreat with its own ensuite bathroom, ensuring a touch of luxury. With new flooring and carpeting throughout, this property is ready for you to move in and make it your own. Its prime location in the town centre means you are just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for families and professionals alike. This exceptional home combines modern living with the charm of Stamford, making it a must-see for anyone looking to settle in this picturesque town.



Entrance hall  
16'4" x 12'6" (4.99m x 3.83)

Utility

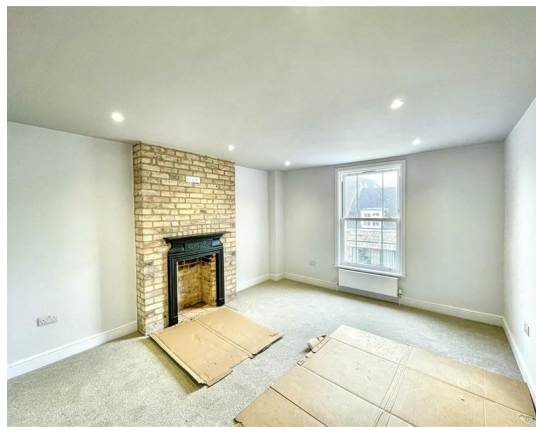
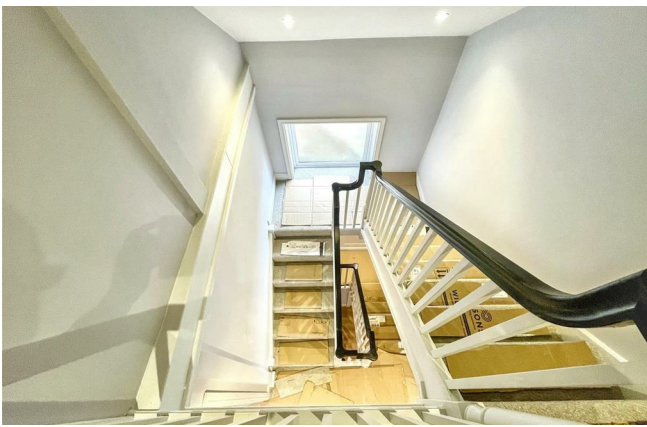
Cloakroom

Kitchen/Breakfast room  
16'4" x 13'3" (4.99m x 4.04)

Sitting/Dining room  
25'9" x 14'7" (7.86m x 4.47)

First floor landing





**Bedroom**  
14'0" x 12'10" (4.27m x 3.92m)

**Ensuite Bathroom**  
9'1" x 6'5" (2.78m x 1.97m)

**Bedroom**  
15'4" x 12'11" (4.69m x 3.95m)

**Bedroom**  
12'6" x 8'11" (3.83m x 2.72m)

**Family bathroom**  
10'7" x 10'4" (3.23m x 3.17m)

**Second floor landing**  
Leading to an open plan master suite



**Bedroom area**  
18'0" max x 8'10" max (5.5m max x 2.7m max)

**Bathroom area**  
11'10" max x 8'6" max (3.62m max x 2.61m max)

**WC area**  
11'2" max x 8'9" max (3.42m max x 2.67m max)

**External details**  
Small gravel area to the rear with shed.

**Agents notes**  
The property is within Stamford Conservation area. There is no access to parking on the gravel area to the back of the property.



**Tenure**  
Freehold

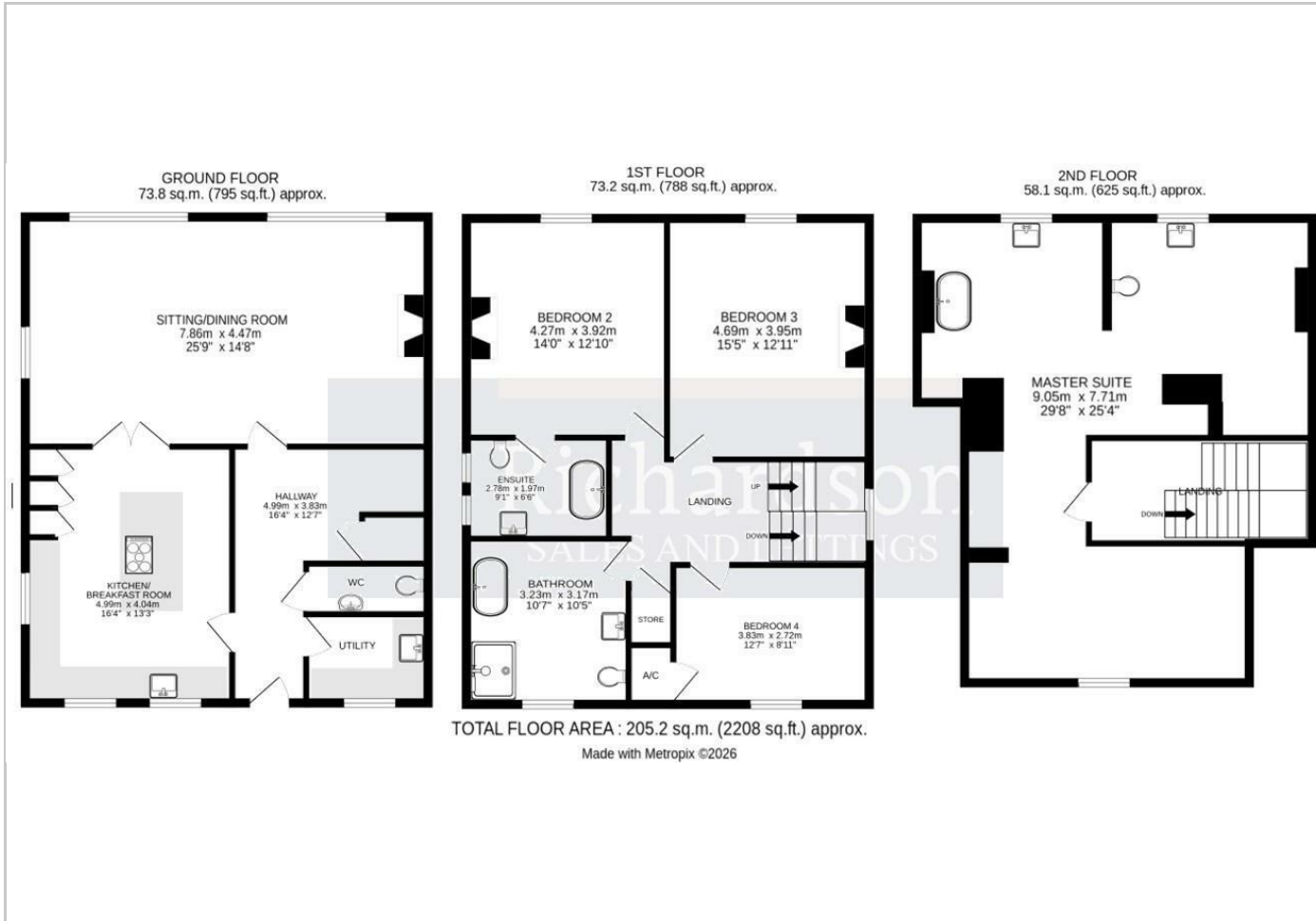
**Services**  
All main services connected, gas central heating

**Council Tax**  
Yet to be set by South Kesteven District Council

**Communication**  
According to Ofcom: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

**Viewing**  
Telephone appointment with Richardson  
post@richardsonsurveyors.co.uk

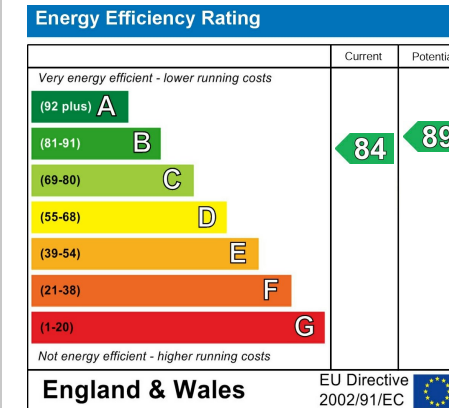
## Floor Plan



## Area Map



## Energy Efficiency Graph



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 762433**