



FOR SALE  
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Perth Road,  
Stamford, PE9 2TX  
£670,000

# SUMMARY

- Extended - Four Bedroom Detached Family Home
- Corner Plot
- Double Garage & Extensive Off Road Parking Spaces
- Open Plan Kitchen Living Dining Space & Utility Room
- Sitting Room, Living Room & Office
- Downstairs WC, Family Bathroom & En Suite Shower Room













A beautifully extended four-bedroom detached family residence, ideally positioned on a generous corner plot.

This impressive home benefits from a double garage with driveway parking, in addition to ample off-street parking to the front. The well-appointed accommodation comprises a welcoming entrance hall, an elegant sitting room, and a superb open-plan kitchen, living, and dining area—perfectly designed for modern family living and entertaining. Further ground floor features include a separate reception room, utility room, and a convenient downstairs WC.

Upstairs, the property offers three spacious double bedrooms and a fourth single bedroom, ideal as a child's room or study. The principal bedroom enjoys the luxury of an en suite, complemented by a contemporary family bathroom.

Externally, the property continues to impress with a double garage incorporating a dedicated office space, and a beautifully enclosed, landscaped rear garden featuring attractive patio areas—perfect for outdoor dining and relaxation.

### **Location...**

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 nearby, 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.

Tenure: **Freehold**

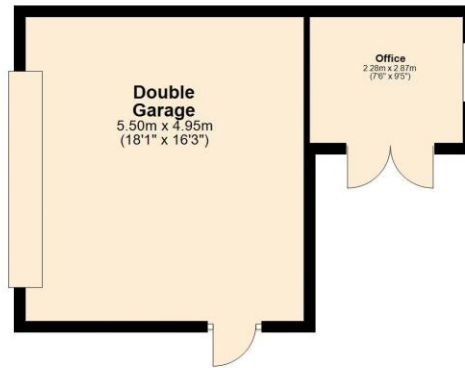
EPC Rating: **E**

Council Tax Band: **C**

Local Authority: **SKDC**

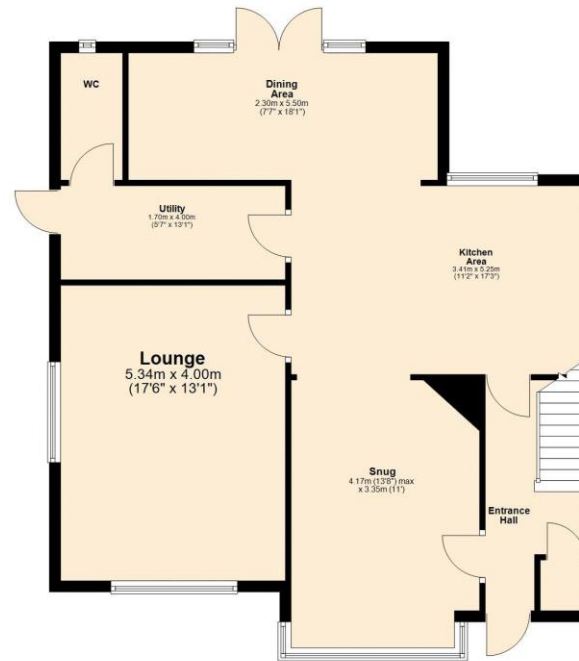
Services: **Gas Central Heating**

**Ground Floor**  
Approx. 121.0 sq. metres (1302.6 sq. feet)

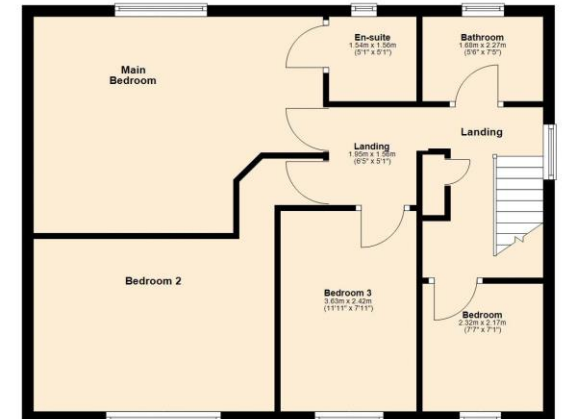


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**First Floor**  
Approx. 65.5 sq. metres (705.2 sq. feet)



Total area: approx. 186.5 sq. metres (2007.8 sq. feet)

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