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**Zebra Cottages, Torkington Street**

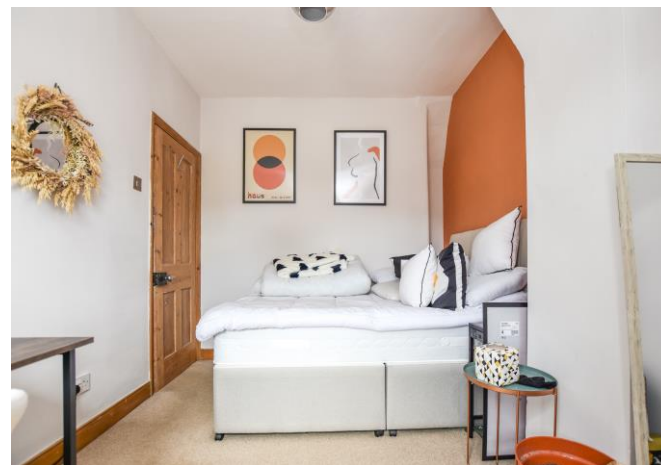
Stamford, PE9 2UX

**Offers in Excess of £240,000**

## SUMMARY

- Two bedroom end of terrace home
- Extensive off road parking
- Court yard garden to rear & further private gravelled garden to the front
- Living room with log burner
- Kitchen diner
- Family bathroom
- Store
- Short walk into Stamford's town centre







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.

Located just a short stroll from the centre of Stamford, this lovely end-terrace property combines character features with modern upgrades. The accommodation includes a welcoming living room with a wood-burning stove, a kitchen diner, two generously sized double bedrooms, a modern bathroom, and two separate outdoor spaces, alongside off-road parking for up to three vehicles. Positioned on a private road accessed via Torkington Street, the property enjoys a pleasant frontage with an attractive garden area. The entrance provides access to the first floor and leads into a cosy yet spacious living room, featuring oak-style flooring, a charming fireplace with inset log burner, and useful under-stairs storage. To the rear, the impressive kitchen diner has been thoughtfully redesigned to create a functional space. Fitted with a range of modern units and integrated appliances, the kitchen also offers a range cooker, exposed brick detailing, and ample room for dining and entertaining. Upstairs, the property offers two well-proportioned double bedrooms, with the principal bedroom benefitting from fitted wardrobes. The first floor is completed by a family bathroom.

Externally, a private south-facing courtyard extends from the kitchen, providing an ideal setting for outdoor dining and relaxation. Gated side access leads to a versatile outbuilding with plumbing already installed, offering excellent potential for use as a utility room, WC, workshop or additional storage space. Opposite the property is a further enclosed garden area incorporating a paved driveway with parking for two to three vehicles. Sleepered steps lead down to a gravelled garden, perfectly suited for entertaining, barbecues, or family use.

#### Accommodation Dimensions:

Entrance Hall – 0.96m x 1.03m (3'2" x 3'5")

Living Room – 3.63m x 3.83m (11'11" x 12'7")

Kitchen Diner – 2.47m x 4.91m (8'1" x 16'1")

Landing – 0.84m x 2.14m (2'9" x 7'0")

Bedroom One – 3.53m x 3.90m (11'7" x 12'10")

Bedroom Two – 3.60m x 3.47m (11'10" x 11'5")

Bathroom – 2.12m x 2.49m (6'11" x 8'2")





Tenure: Freehold

EPC Rating: D

Local Authority: SKDC

Services: Gas Central Heating

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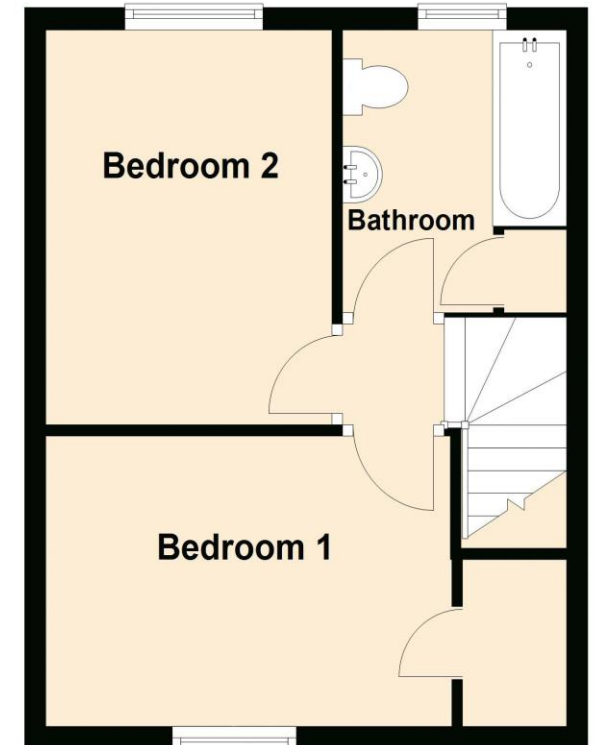
### Ground Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



### First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 62.0 sq. metres (667.7 sq. feet)

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