



Conduit Road, Stamford Freehold: £450,000

Hurford

# Key Features

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- Extended Victorian terrace
- Two double bedrooms
- Open-plan kitchen/dining room with bi-fold doors
- Contemporary fitted kitchen
- Spacious lounge

This fully renovated, very attractive Victorian terrace offers a superb balance of character and modern living, having been extended and upgraded to a high standard throughout.

The ground floor opens into a generous lounge with ample natural light, providing a welcoming reception space. To the rear, the property has been extended to create a striking open-plan kitchen/dining area fitted with contemporary cabinetry, integrated appliances and a central island. Large bi-fold doors open directly onto the garden, creating a seamless indoor-outdoor flow ideal for entertaining. A useful ground floor cloakroom completes the accommodation. Upstairs, there are two well-proportioned double bedrooms, both beautifully styled. The principal bedroom benefits from feature brickwork and



plantation shutters, while the second bedroom offers flexible space for guests or home working. A modern family bathroom serves the first floor, finished with clean, contemporary fittings.

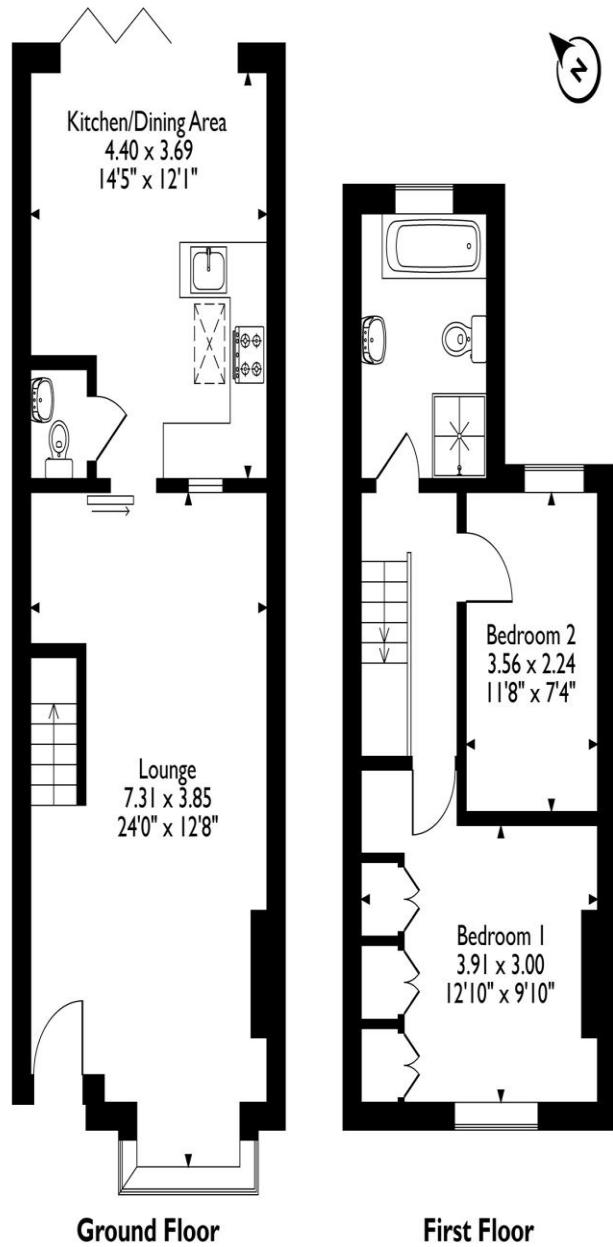
Externally, the rear garden has been landscaped for low maintenance and enjoyment, with patio seating areas, decorative gravel and established planting. It provides an excellent private outdoor space for dining and relaxation.

The property also benefits from a slab with all utility connections at the bottom of garden (5mtrs x 4mtrs) adequate for a studio/office/gym or a one bed accommodation with kitchenette/shower room with a toilet.

The property is situated within a five minute walk to Stamford's historic town centre, train station and local amenities, making it an ideal home for professionals, first-time buyers or investors.



25, Conduit Road, Stamford, Lincolnshire  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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