



## Tolethorpe Square

Stamford, PE9 1LD

Situated within a popular residential area close to Stamford town centre, this well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, investors, or those seeking convenient access to local amenities and transport links.

Asking Price £210,000

# Tolethorpe Square

Stamford, PE9 1LD



- Two-bedroom terraced property
- Well presented accommodation throughout
- Spacious lounge with conservatory off
- Fitted kitchen with dining area
- Enclosed rear garden
- Walking distance to town centre
- Driveway parking for 2 vehicles
- Ideal first-time purchase or investment
- Please see attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

4'5" x 5'9" (1.35m x 1.75m)

## Living Room

15'11" x 10'10" (4.85m x 3.30m)

## Conservatory

8'0" x 7'10" (2.44m x 2.39m)

## Kitchen/Dining Room

15'11" x 7'10" (4.85m x 2.39m)

## Landing

5'9" x 9'4" (1.75m x 2.84m)

## Bedroom 1

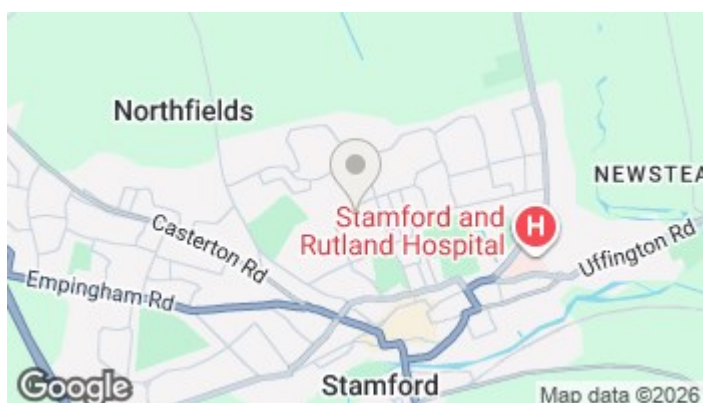
16'1" x 10'10" (4.90m x 3.30m)

## Bedroom 2

10'2" x 7'10" (3.10m x 2.39m)

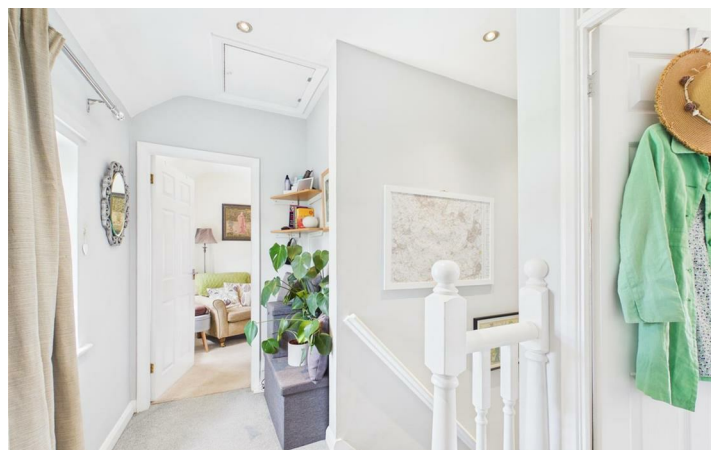
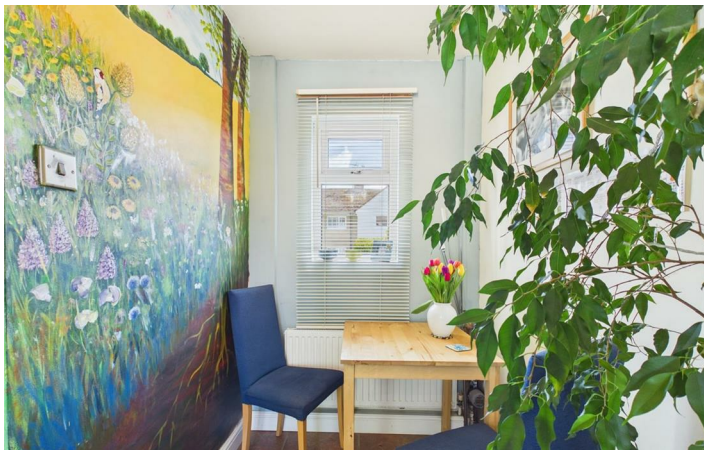
## Bathroom

5'7" x 8'5" (1.70m x 2.57m)

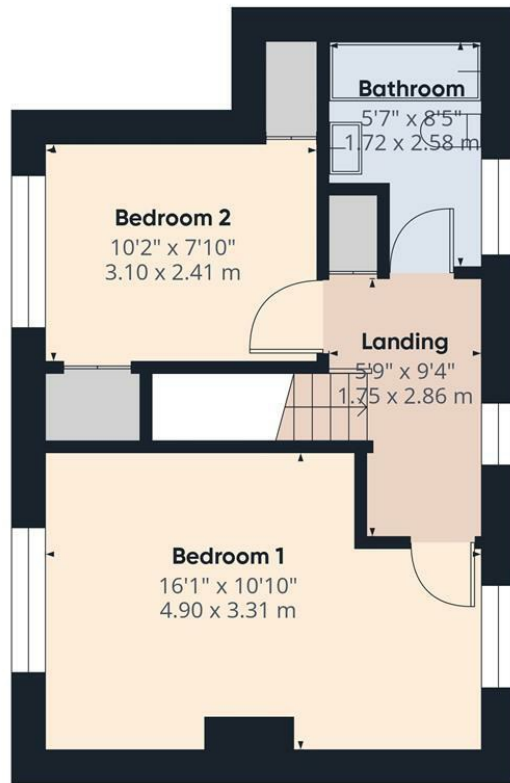
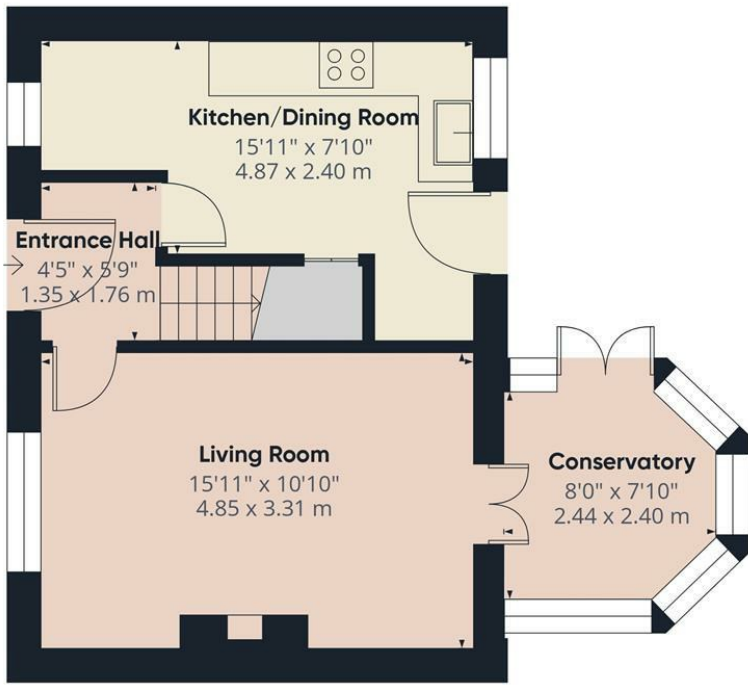


## Directions

Please use postcode PE9 1LD for Sat-Nav assistance. Stamford is widely regarded as one of England's finest stone towns, offering a blend of historic character, boutique shopping, cafés, restaurants, and excellent schooling. Tolethorpe Square enjoys convenient access to everyday amenities while remaining close to green spaces and commuter routes including the A1.



# Floor Plan



**Approximate total area<sup>(1)</sup>**  
745 ft<sup>2</sup>  
69.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	