



## Doughty Street Stamford, PE9 1UT

NEW ROOF FITTED JUNE 2025. This period 3 bedroom semi detached property is situated on a pleasant residential road close to Stamford's Town centre, local amenities and schooling. The property has been extended to now offer a 28ft Kitchen Breakfast Room and ground floor Shower Room. The property does offer further potential due to its generous plot. **VIEWING RECOMMENDED**

**£335,000**

# Doughty Street

Stamford, PE9 1UT



- Established 3 Bedroom Semi Detached Family Home
- 2 Reception Rooms
- Driveway Parking & Mature Gardens
- Popular Residential Area Close to Amenities & Schooling
- 28ft Kitchen Breakfast Room
- New Roof Fitted June 2025
- Potential to Further Improve
- Family Bathroom & Ground Floor Shower Room
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

5'4" x 13'5" (1.63m x 4.09m)

## Lounge

10'6" x 14'1" (3.20m x 4.29m)

## Dining Room

12'0" x 11'7" (3.66m x 3.53m)

## Kitchen Breakfast Room

8'10" x 28'4" (2.69m x 8.64m)

## Rear Hall

## Shower Room

5'4" x 5'0" (1.63m x 1.52m)

## Landing

## Bedroom 1

10'5" x 10'1" (3.18m x 3.07m)

## Bedroom 2

11'5" x 9'9" (3.48m x 2.97m)

## Bedroom 3

7'1" x 6'10" (2.16m x 2.08m)

## Family Bathroom

8'4" x 5'9" (2.54m x 1.75m)

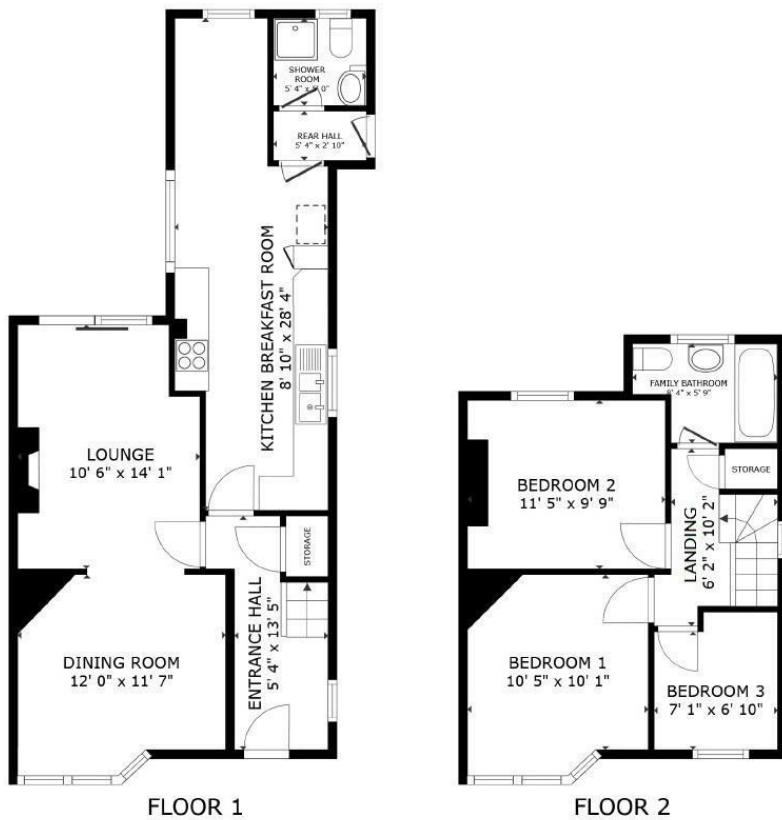


## Directions

Please use the following postcode for Sat Nav guidance - PE9 1UT



## Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 620 sq.ft. FLOOR 2 396 sq.ft.  
TOTAL : 1,015 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA  
Tel: 01780 750000 Email: [info@goodwinproperty.co.uk](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         | 76        |
| (69-80) C  |                         |           |
| (55-68) D  | 58                      |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |