



Recreation Ground Road Stamford, PE9 1EN

Overlooking Stamford's Recreation Ground this extremely well presented 3 bedroom Victorian house sits in a highly sought-after location just steps away from the recreation park and moments from the Town Centre, local sports facilities, and the many shops, bars, and restaurants all situated within easy walking distance.

£1,250 PCM

Recreation Ground Road

Stamford, PE9 1EN



- Town Centre Location
- Well Presented Throughout
- Views over the Recreation Ground to front
- 3 Bedrooms + Family Bathroom
- Fitted Kitchen
- Available from 30th March 2026
- 2 Reception Rooms
- Front and Rear Garden Areas
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Hall

15'7 x 3'0 (4.75m x 0.91m)

Living Room

14'9 x 11'11 (4.50m x 3.63m)

Dining Room

11'11" x 12'7" (3.63m x 3.84m)

Kitchen

10'7" x 7'12" (3.23m x 2.13m)

Rear Porch

First Floor Landing

14'6" x 5'3" (4.42 x 1.60)

Bedroom 1

13'11 x 9'1 max (4.24m x 2.77m
max)

Bedroom 2

11'6" x 9'7" (3.51m x 2.92m)

Bedroom 3

10'10" x 5'9" (3.30m x 1.75m)

Family Bathroom

9'11" x 7'3" (3.02 x 2.21)

Front Garden

Rear Garden (with outside WC and
Store)

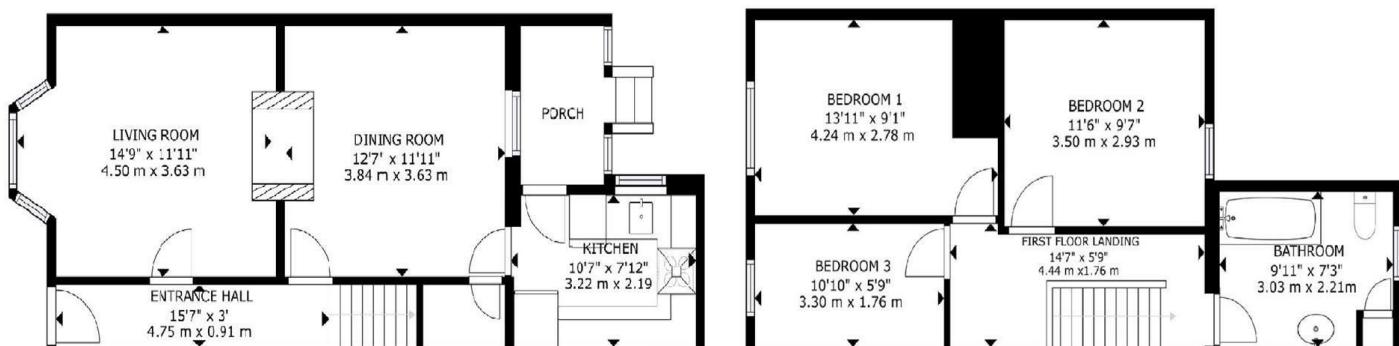


Directions

Please use Postcode PE9 1EN for sat nav guidance and assistance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 484 sq ft, 44.94 m², FLOOR 2: 469 sq ft, 43.57 m²
 TOTAL: 953 sq ft, 88.51 m²
 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 goodwinproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	