



## St. Leonards Street

Stamford, PE9 2HL

This attractive period stone town house is situated in a highly popular location within a short walk of Stamford's town centre, and the many shops, restaurants, and bars the town has to offer, The property is also well positioned for Stamford Schools and all other amenities. Internally, this three bedroom property is beautifully presented throughout and provides highly versatile accommodation set over 3 floors, with the principle rooms all enjoying a southerly aspect to the rear.

Price Guide £650,000

# St. Leonards Street

Stamford, PE9 2HL



- Well Presented Stone Townhouse
- Short Walk from Stamford's Town Centre & Amenities
- 3 Double Bedrooms
- Versatile Accommodation Over Three Floors
- Open Plan Kitchen/Living Room
- Period Features Throughout
- Attractive Landscaped Walled Garden
- Garage & Workshop to Rear
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

6'5" x 13'9" (1.96m x 4.19m)

## Study/Bedroom 3

12'0" x 11'9" (3.66m x 3.58m)

## Sitting Room

13'7" x 12'4" (4.14m x 3.76m)

## Ground Floor Bathroom

4'9" x 10'5" (1.45m x 3.18m)

## Lower Ground Floor

## Kitchen Breakfast Room

16'9" x 12'4" (5.11m x 3.76m)

## Living Room

12'3" x 11'3" (3.73m x 3.43m)

## Pantry

5'3" x 8'0" (1.60m x 2.44m)

## First Floor Landing

6'4" x 15'8" (1.93m x 4.78m)

## Bedroom 2

12'0" x 12'1" (3.66m x 3.68m)

## Bedroom 1

11'9" x 12'9" (3.58m x 3.89m)

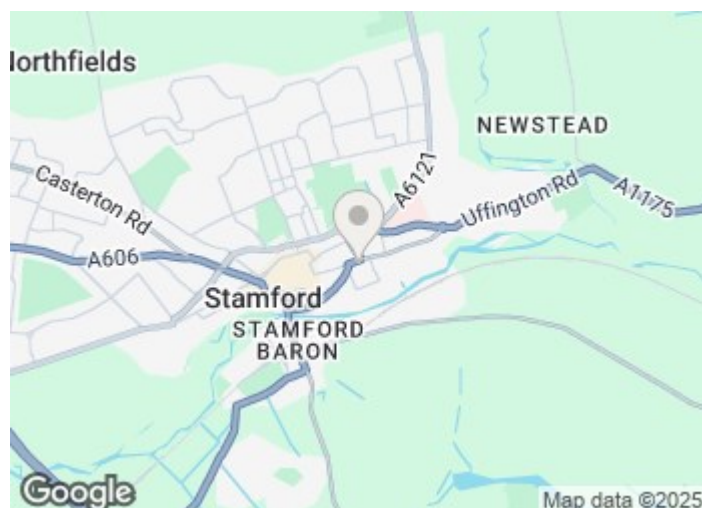
## Family Bathroom

5'7" x 9'2" (1.70m x 2.79m)

## Walled Garden

## Garage & Workshop

17'3" x 14'8" (5.26m x 4.47m)

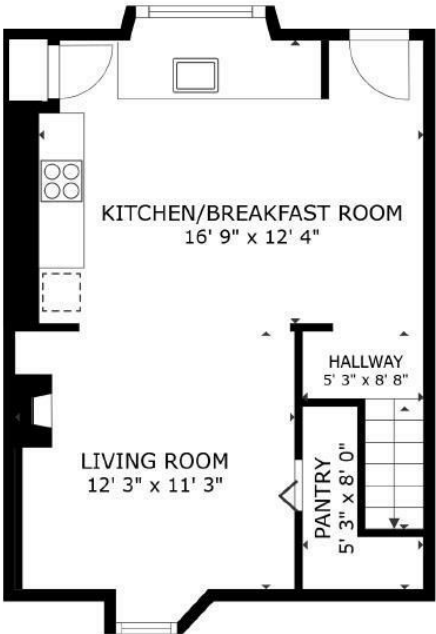


## Directions

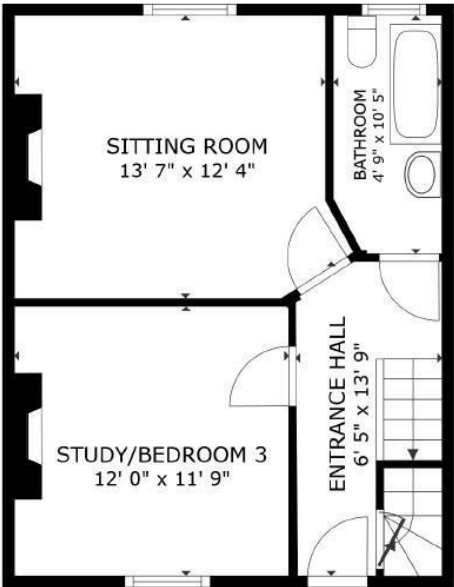
Please use the following postcode for Sat Nav guidance - PE9 2HL



Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 421 sq.ft. FLOOR 2 456 sq.ft. FLOOR 3 460 sq.ft.  
TOTAL : 1,337 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)

