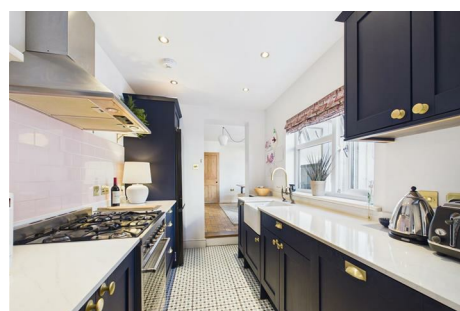




Kings Road

Stamford, PE9 1HD

A beautifully presented 3 bed Victorian home, featuring 2 reception rooms, a blend of modern updates and original character, and situated just a short walk from Stamford town centre. The property also benefits from an enclosed rear garden with a versatile home office/studio.

£1,395 PCM

Kings Road

Stamford, PE9 1HD



- Attractive 3 bed late Victorian home
- Dining room with exposed brick floor and garden access
- Family bathroom and three well presented bedrooms
- Walking distance to Stamford town centre
- Modern kitchen with quartz worktops and Smeg range
- Sunny low maintenance garden with outdoor kitchen, Studio/home office/workshop
- Formal lounge with bay window and wood burning stove
- Utility and ground floor shower/cloaks room
- Please see Keys Facts for Tenants for Material Information Disclosures

Entrance Hall

Living Room

12'2 x 9'11 (3.71m x 3.02m)

Dining Room

13'1 x 11'0 (3.99m x 3.35m)

Kitchen

9'9 x 6'11 (2.97m x 2.11m)

Utility Room

Ground Floor Shower Room/WC

First Floor Landing

Bedroom 1

13'2 x 12'0 (4.01m x 3.66m)

Bedroom 2

9'10 x 7'0 (3.00m x 2.13m)

Bedroom 3

7'10 x 6'6 (2.39m x 1.98m)

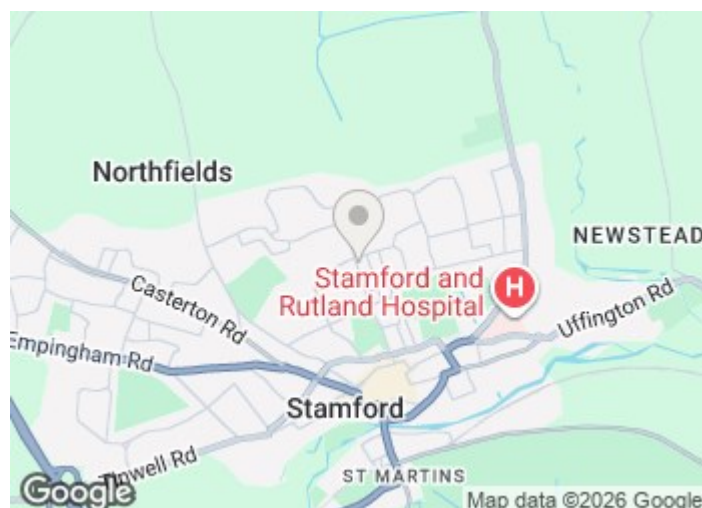
Family Bathroom

7'10 x 5'5 (2.39m x 1.65m)

Enclosed Rear Garden

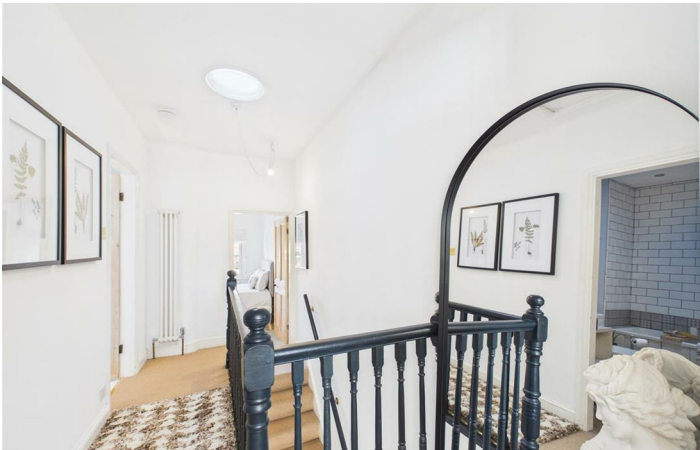
Outside Studio/Home Office

(light/power)

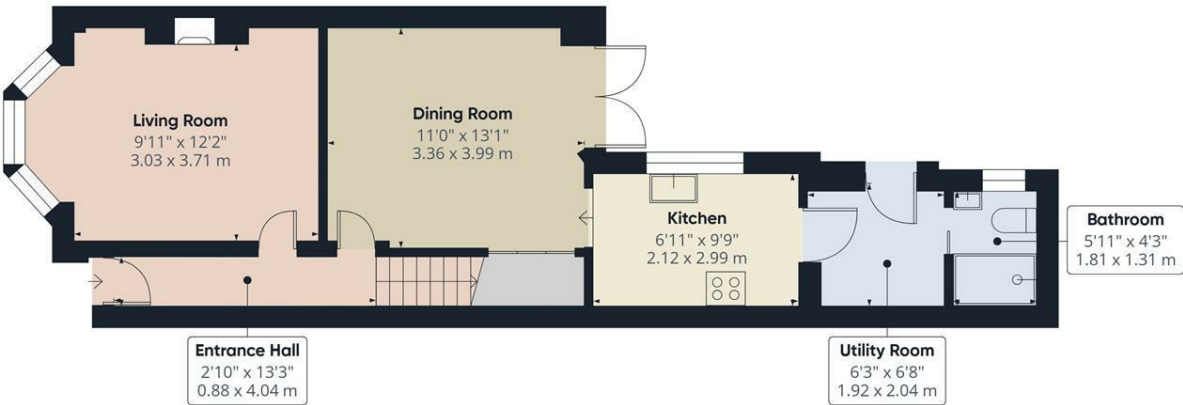


Directions

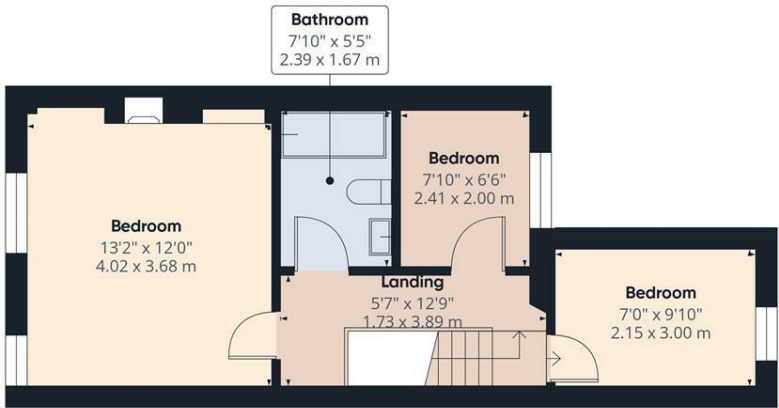
Please use post code PE9 1HD for Sat-Nav assistance



Floor Plan



Ground Floor



Floor 1

Approximate total area^m
861 ft²
79.9 m²

(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.

GIRAFFE360

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

