



## Recreation Ground Road Stamford, PE9 1EW

3-Bedroom Victorian Townhouse | 4 Floors | Enviable Central Location | Period Charm with Modern Living

This beautifully presented three-bedroom Victorian townhouse is spread over four thoughtfully designed floors, offering over 1,140 sq ft of versatile living space. Perfectly situated just a short walk from Stamford town centre, local schools, parks, and the train station, this home seamlessly blends charming period features with contemporary updates.

**£425,000**

# Recreation Ground Road

Stamford, PE9 1EW



- Charming Four-Storey Victorian Townhouse offering a blend of period character and modern comfort
- Three Well-Proportioned Double Bedrooms including a versatile loft room with eaves storage
- Light-Filled Interiors Across All Floors with high ceilings and large windows
- Spacious Bay-Fronted Living Room with original features and a bright, airy feel
- Two Bathrooms, including a en-suite shower room to the principal bedroom
- Fantastic Central Stamford Location, close to shops, schools, parks, and transport links
- Open-Plan Kitchen/Dining Area – perfect for entertaining
- Ample Storage Throughout
- Please Refer to Attached KFB For Material Information Disclosures

## Ground Floor

Porch  
3'8" x 3'9" (1.12m x 1.14m)

Hallway  
12'11" x 5'11" (3.94m x 1.80m)

Bathrrom  
8'11" x 7'5" (2.72m x 2.26m)

Store Room  
3'8" x 8'3" (1.12m x 2.51m)

## Kitchen

12'11" x 12'11" (3.94m x 3.94m)

Dining Area  
11'5" x 12'11" (3.48m x 3.94m)

## First Floor

Landing  
7'8" x 3'0" (2.34m x 0.91m)

Bedroom 1  
12'5" x 14'6" (3.78m x 4.42m)

## En Suite Shower Room

2'9" x 7'9" (0.84m x 2.36m)

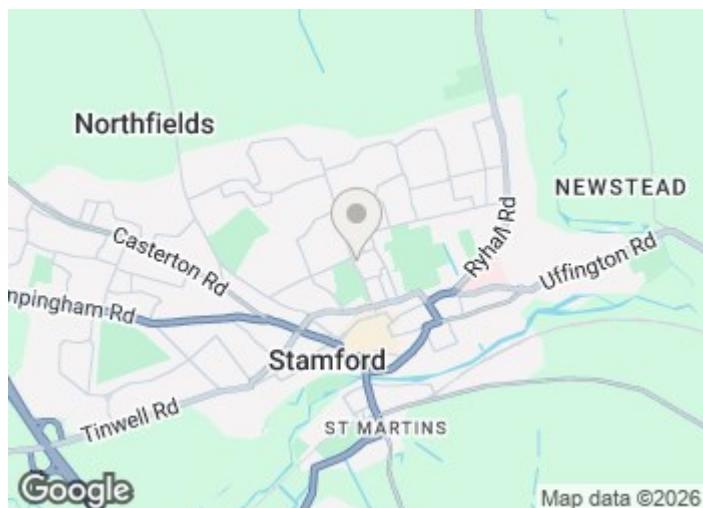
Bedroom 2  
12'11" x 10'3" (3.94m x 3.12m)

## Second Floor

Bedroom 3  
11'7" x 14'4" (3.53m x 4.37m)

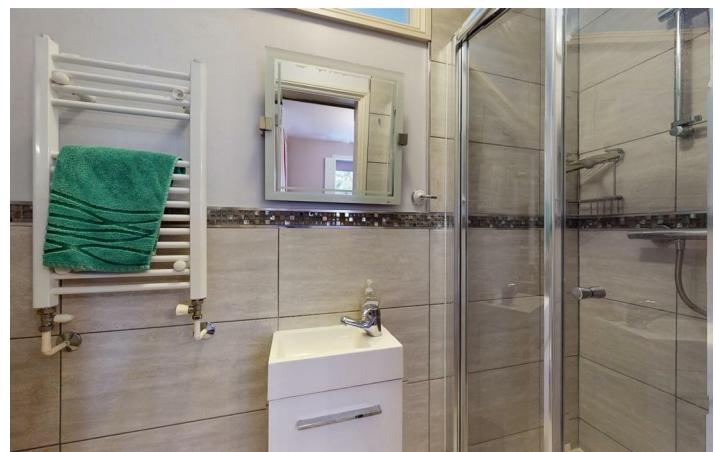
## Driveway Parking for 2 Vehicles

## Lower Ground Floor



## Directions

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



## Floor Plan



**GROSS INTERNAL AREA**  
 FLOOR 1 317 sq.ft. FLOOR 2 357 sq.ft. FLOOR 3 370 sq.ft. FLOOR 4 98 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 58 sq.ft.  
 TOTAL : 1,142 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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**REFERRAL FEES:** Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		