

North Street Stamford, PE9 2YN

A deceptively spacious and beautifully renovated, highly individual 4-bedroom, 3-bathroom townhouse in the heart of Stamford, blending striking period features with stylish modern living, versatile accommodation, a private courtyard and an impressive roof terrace.

£1,995 PCM

North Street

Stamford, PE9 2YN



- 4 Bedroom Townhouse Just minutes from the Town Centre
 - High-Quality Modern Kitchen
 - Study / Home Working Areas
 - Completely Deceptive Amount of Space on offer
 - Exposed Stone Walls and Original Beams
 - Enclosed Rear Courtyard and Separate Roof Terrace
 - Impressive Open-Plan Living Space
 - Bathroom, Separate Shower Room and further Ensuite
 - EPC Rating E
- Please refer to attached Key Facts for Buyers for Material Information disclosures

Entrance Hall

17'6 x 10'2 (5.33m x 3.10m)

Study/Playroom/Snug

13'3 x 10'0 (4.04m x 3.05m)

Under Stairs Store

13'9 x 5'3 (4.19m x 1.60m)

Open Plan - Kitchen/Living/Dining

29'1 x 21'11 (8.86m x 6.68m)

First Floor Landing Area 1

13'2 x 5'8 (4.01m x 1.73m)

Bedroom

13'11 x 12'0 (4.24m x 3.66m)

Bathroom

11'6 x 7'0 (3.51m x 2.13m)

First Floor Landing Area 2

9'2 x 7'4 (2.79m x 2.24m)

Bedroom

18'2 x 8'7 (5.54m x 2.62m)

Bathroom

9'3 x 6'7 (2.82m x 2.01m)

Second Floor Landing Area

7'0 x 6'9 (2.13m x 2.06m)

Bedroom

13'4 x 8'8 (4.06m x 2.64m)

En Suite

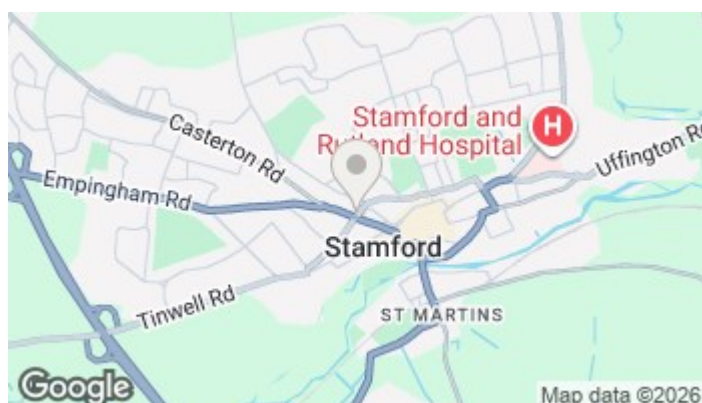
8'8 x 4'5 (2.64m x 1.35m)

Bedroom

10'4 x 7'10 (3.15m x 2.39m)

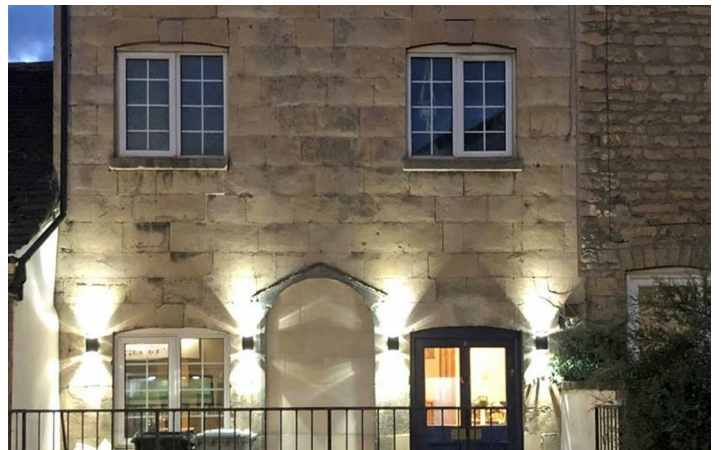
Roof Terrace

Enclosed Rear Courtyard



Directions

Please use postcode PE9 2YN for Sat Nav assistance.



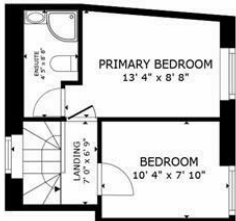
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 1,011 sq.ft. FLOOR 2 581 sq.ft. FLOOR 3 285 sq.ft.
TOTAL : 1,877 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.

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.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

