



Kings Road Stamford, PE9 1HA

Situated just a short walk from Stamford's historic town centre sits this characterful four-bedroom home on sought-after Kings Road, Stamford, offering spacious and versatile accommodation with a stylish kitchen/diner and private garden.

£675,000

Kings Road

Stamford, PE9 1HA



- Characterful terraced home with kerb appeal
- Stylish kitchen opening into dining space
- Sought-after Kings Road location
- Four bedrooms arranged over three floors
- Two bathrooms including one en-suite
- Ideal for families or flexible living
- Two reception rooms with period features
- Private, low-maintenance rear garden
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

14'2" x 3'5" (4.32m x 1.04m)

Living Room

23'10" x 11'0" (7.26m x 3.35m)

Kitchen

14'7" x 8'11" (4.45m x 2.72m)

Dining Room

12'3" x 9'0" (3.73m x 2.74m)

WC/Utility Room

6'9" x 6'4" (2.06m x 1.93m)

First Floor Landing

12'2" x 2'8" (3.71m x 0.81m)

Bedroom 1

11'4" x 14'11" (3.45m x 4.55m)

Bedroom 2

12'2" x 8'7" (3.71m x 2.62m)

Inner Landing

5'7" x 2'7" (1.70m x 0.79m)

Office/Bedroom 4

7'0" x 8'11" (2.13m x 2.72m)

Family Room

7'2" x 5'9" (2.18m x 1.75m)

Second Floor Landing

2'9" x 2'6" (0.84m x 0.76m)

Bedroom 3

16'10" x 8'1" (5.13m x 2.46m)

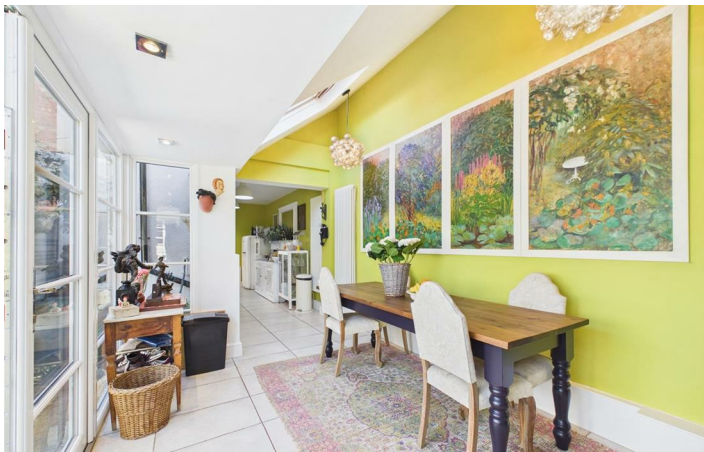
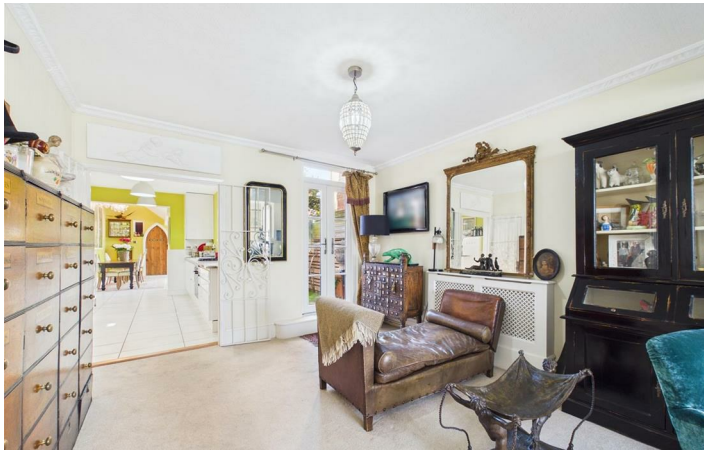
En Suite Shower Room

8'10" x 4'8" (2.69m x 1.42m)

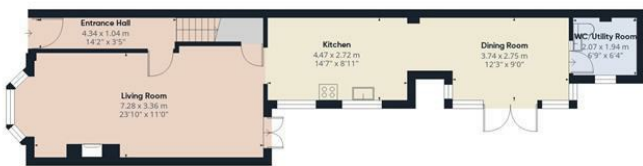


Directions

Please use Postcode PE9 1HA for Sat Nav Guidance



Floor Plan



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

119.7 m²
1288 ft²

Reduced headroom

3.4 m²
37 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	