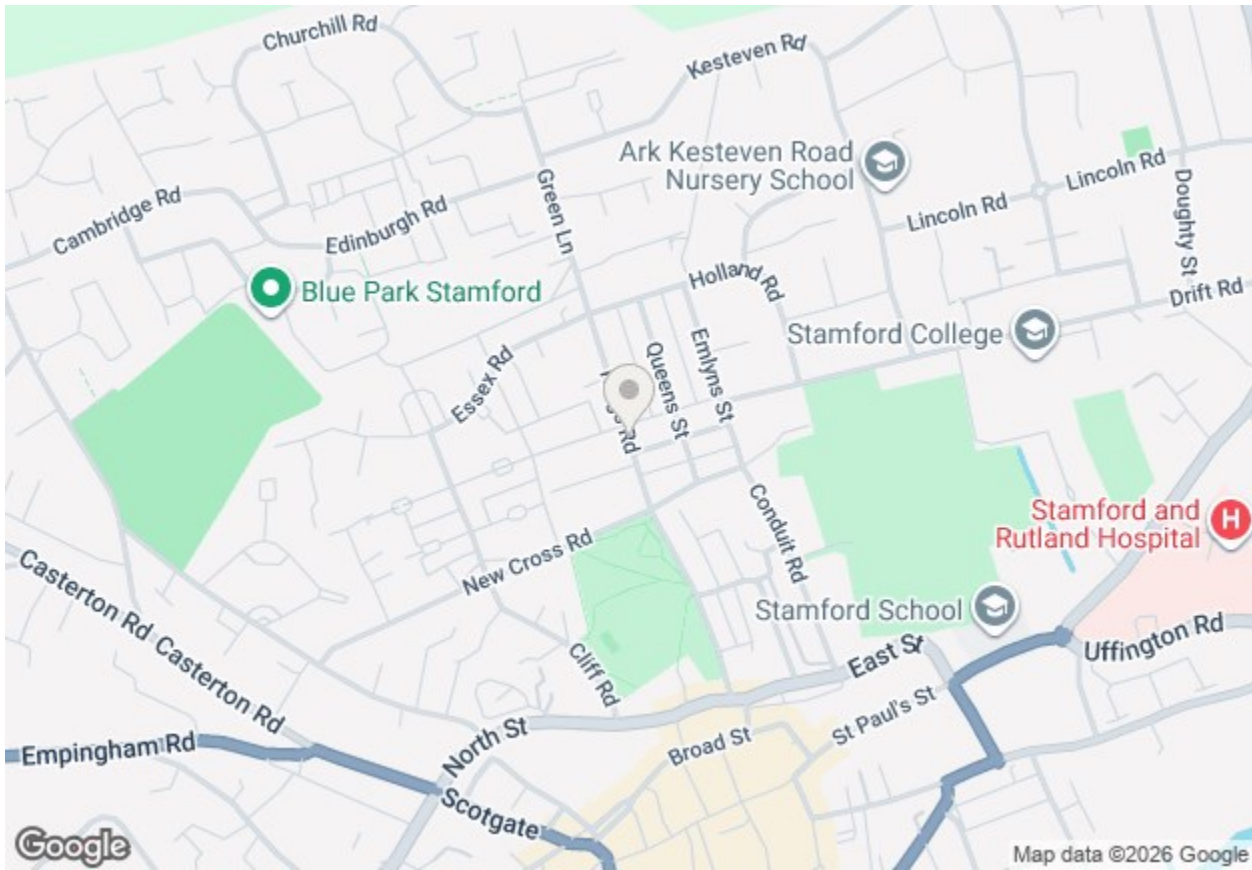




41 Kings Road, Stamford, PE9 1HA

A superb period townhouse, this four-bedroom home enjoys a highly desirable position within walking distance of Stamford town centre and the Recreation Ground. Arranged over three floors, the property combines period character with versatile accommodation and a layout ideally suited to modern family living.

The ground floor features two well-proportioned reception rooms, each retaining attractive period details and feature fireplaces, creating comfortable and characterful spaces for relaxing and entertaining. To the rear, the kitchen opens into a bright dining area with direct access to the garden, while a useful utility room and cloakroom add further practicality.

The first floor provides three bedrooms, including a spacious principal bedroom, together with a contemporary family bathroom. A further versatile room is currently used as a study but could equally serve as a fourth bedroom.

The second floor offers an additional bedroom with its own shower room, creating an excellent guest suite or private retreat. A Juliet balcony provides attractive elevated views and adds to the appeal of this delightful space.

Outside, the low-maintenance rear garden features seating areas and artificial lawn, providing an ideal setting for outdoor dining and relaxation. A useful outbuilding offers additional storage.

Combining period charm, flexible accommodation and an excellent town-centre location, this attractive Stamford townhouse represents a fantastic opportunity for those seeking character and convenience within walking distance of the town's amenities and open spaces.

Viewing is highly recommended to fully appreciate the accommodation, character and location on offer.

Asking Price £595,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Walking distance to the town centre
 - Four bedrooms
 - Accommodation set over three floors
 - West facing courtyard garden
 - EPC - D
- Stylish period town house
 - Kitchen diner with patio doors
 - Gas fired central heating
 - Council Tax Band - C
 - Viewing highly recommended



ACCOMMODATION:

- Entrance Hall**
4.32m x 1.04m (14'2 x 3'5)

Living Room
7.26m x 3.35m (23'10 x 11)

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

Dining Room
3.73m x 2.74m (12'3 x 9)

W/C / Utility Room
2.06m x 1.93m (6'9 x 6'4)

First Floor Landing
3.71m x 0.81m (12'2 x 2'8)

Bedroom 1
3.45m x 4.55m (11'4 x 14'11)
- Bedroom 2**
3.71m x 2.62m (12'2 x 8'7)

Inner Landing
1.70m x 0.79m (5'7 x 2'7)

Office / Bedroom 4
2.13m x 2.72m (7 x 8'11)

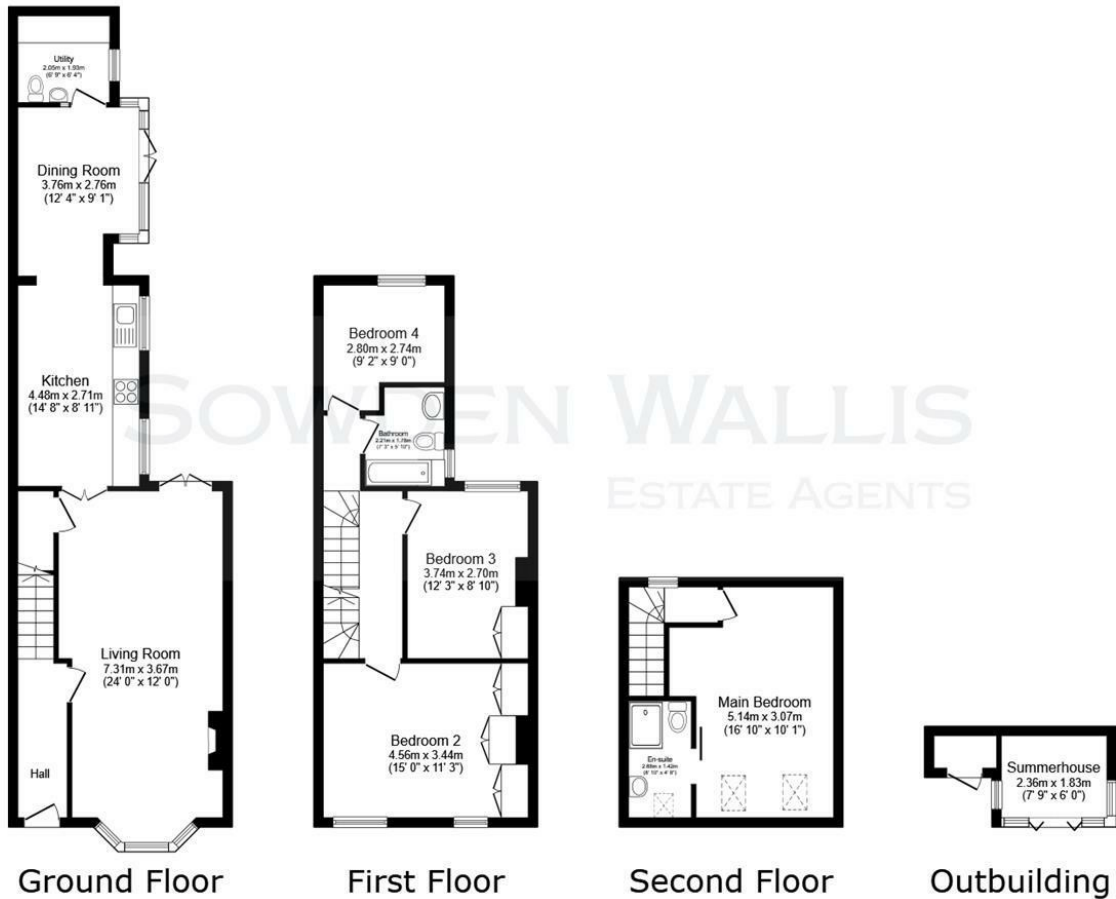
Family Room
2.18m x 1.75m (7'2 x 5'9)

Second Floor Landing
0.84m x 0.76m (2'9 x 2'6)

Bedroom 3
5.13m x 2.46m (16'10 x 8'1)

En-Suite Shower Room
2.69m x 1.42m (8'10 x 4'8)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io