



52a St. Leonards Street, Stamford, Lincolnshire, PE9 2HN

Set within the town centre, this period town house has been lovingly renovated to a high standard by the current owners and offers stylish accommodation over four floors that includes a stunning vaulted ceiling sitting room. The property comes with an unusually large, south facing patio and lawn garden that also has mature flower borders and superb views of Stamford.

The open plan kitchen diner that features wooden work surfaces and floors, a wood burning stove and gas hob. This room leads down to the large airy sitting room that again has reclaimed wooden flooring, velux windows and patio doors that open on to the south facing patio.

The accommodation comprises: - Open plan kitchen diner, sitting room, utility room, cloakroom, landing, Master bedroom, bathroom, shower room, second landing and two further bedrooms.

Stamford train station, Burghley Park and the town centre are all within a short walk. A viewing is highly recommended in order to appreciate the standard of property on offer and the wonderful garden which is rarely found in the town centre

Asking price £485,000 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.

- Period Town House
 - Large south facing garden
 - Refurbished to a high standard
 - Accommodation set over four floors
 - Train station and Burghely Park just a short walk away
- Finished to a high standard throughout
 - Stylish open plan kitchen diner
 - Vaulted ceiling sitting room that opens on to the rear garden
 - Bathroom and a shower room
 - EPC -



ACCOMMODATION:

- Open Plan Kitchen Diner**
8.38m x 3.02m (27'6 x 9'11)

Sitting Room
8.84m x 2.82m max, 2.41m min (29' x 9'3 max, 7'11 min)

Utility Room
3.15m x 2.24m (10'4 x 7'4)

Cloakroom
1.88m x 1.14m (6'2 x 3'9)

Landing

Master Bedroom
4.14m x 2.92m max (13'7 x 9'7 max)

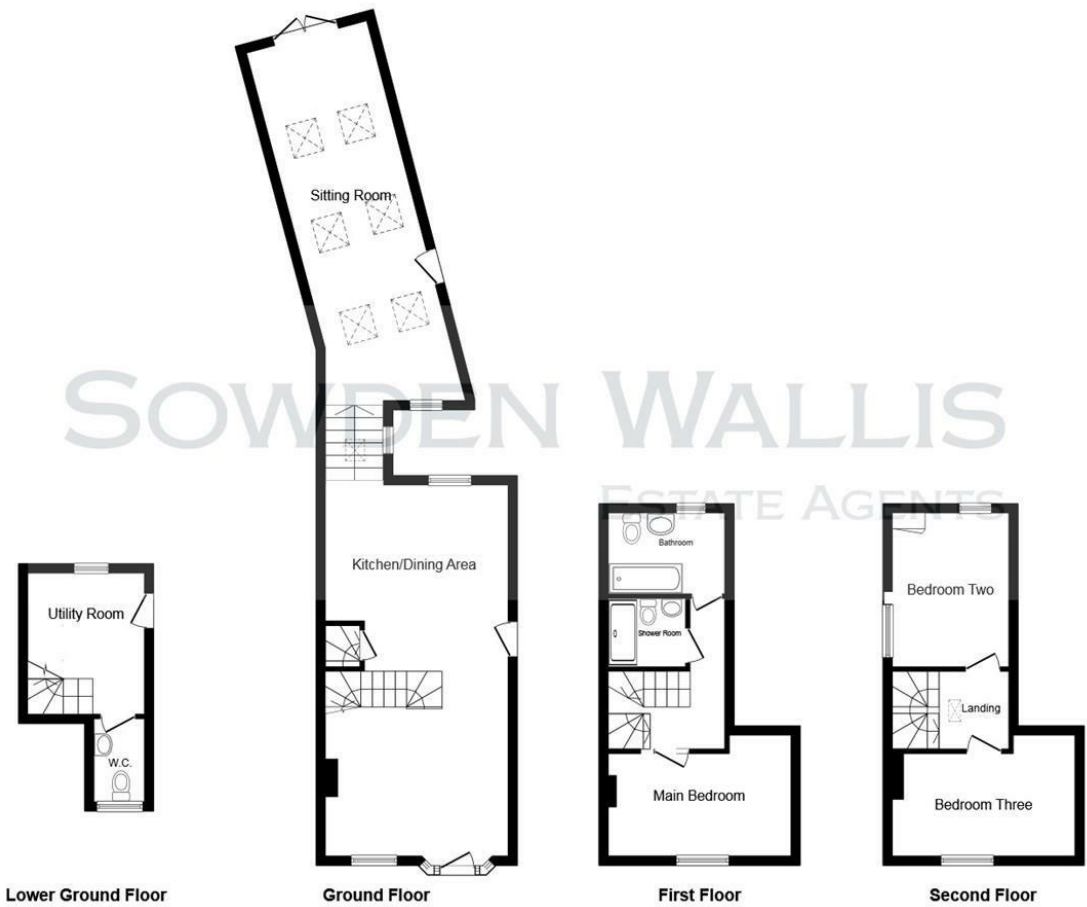
Bathroom
2.64m x 1.83m (8'8 x 6')
- Shower Room**
1.75m x 1.55m (5'9 x 5'1)

Landing

Bedroom Two
3.35m x 2.82m (11' x 9'3)

Bedroom Three
3.99m x 2.13m (13'1 x 7')

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.