



A CHARMING THREE BEDROOMED TOWNHOUSE IN CENTRAL STAMFORD WITH REAR COURTYARD FROM WHICH THERE ARE LOVELY VIEWS TO ALL SAINTS CHURCH

14 MAIDEN LANE, STAMFORD, LINCOLNSHIRE, PE9 2AZ

savills

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Two reception rooms ♦ kitchen/breakfast room
♦ three bedrooms ♦ family bathroom ♦ courtyard garden

Mileage

Stamford railway station 0.5 miles (hourly services to Birmingham, Peterborough & Cambridge); Peterborough (Rail services to London Kings Cross from 51 mins) 16 miles; Cambridge 44 miles

Situation

Stamford is an attractive and thriving market town, proclaimed by Sir Walter Scott as the "finest stone town in England". Stamford was the country's first designated Conservation Area in 1967 and in 2013 was named "The best place to live in the UK" by The Sunday Times. Famed for its Georgian street scene, Stamford supports an active community. The traditional weekly market continues, whilst the town centre supports a great variety of restaurants, hotels and boutique shops.

Well known for its architectural landmarks, including The George of Stamford and Burghley House, amongst others, Stamford also offers a great standard of both state and private education for all age groups. The property is positioned equidistant between all three Stamford Endowed School sites, and half a mile from Stamford railway station. The A1 bypasses Stamford, whilst the town's railway station has hourly services to Peterborough (connecting to London Kings Cross services) and Cambridge on the Midlands Cross Country Birmingham Airport to Stansted Airport line.

14 Maiden Lane

A charming three bedroomed townhouse, occupying a discreet position in central Stamford almost in the town's High Street shopping precinct, 14 Maiden Lane has an attractive stone frontage and a rear paved courtyard, from which there are lovely views to All Saints Church.



Unlisted, but within the town's Conservation Area, the property has most recently been owned as an investment property with recent rental advice suggesting a monthly rent of up to £925pcm. Prior to this, the property was a milliner's retail shop, which may offer a precedent for those seeking to combine a house and business base, subject to door opens to a secluded and private west facing courtyard.

The front door opens into a timber floored room, with feature fireplace and attractive streetscene view. An inner stairwell lobby has access to a ground floor cloaks/WC and the modern kitchen, from which a back door opens to a secluded and private west facing courtyard.

The sitting room, which is dual-aspect and symmetrical, is at first floor level, along with double bedroom one and the family bathroom, whilst double bedroom two and bedroom three are at second floor level, from which the rooftop views of church towers and spires are lovely.

General Information

Services: Mains electricity, water, gas and drainage are connected. Mains gas fired central heating.

Local Authority: South Kesteven District Council T: 01476 406080. Council Tax Band C.

Fixtures & Fittings: All curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance: EPC rating: E

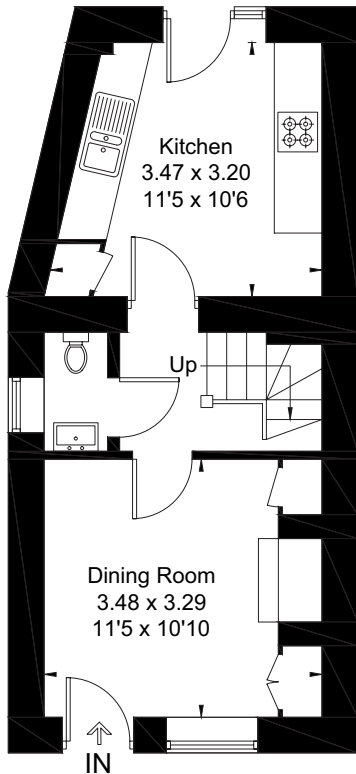
Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office. T 01780 484696.

Date of Photography & Particulars: April 2018

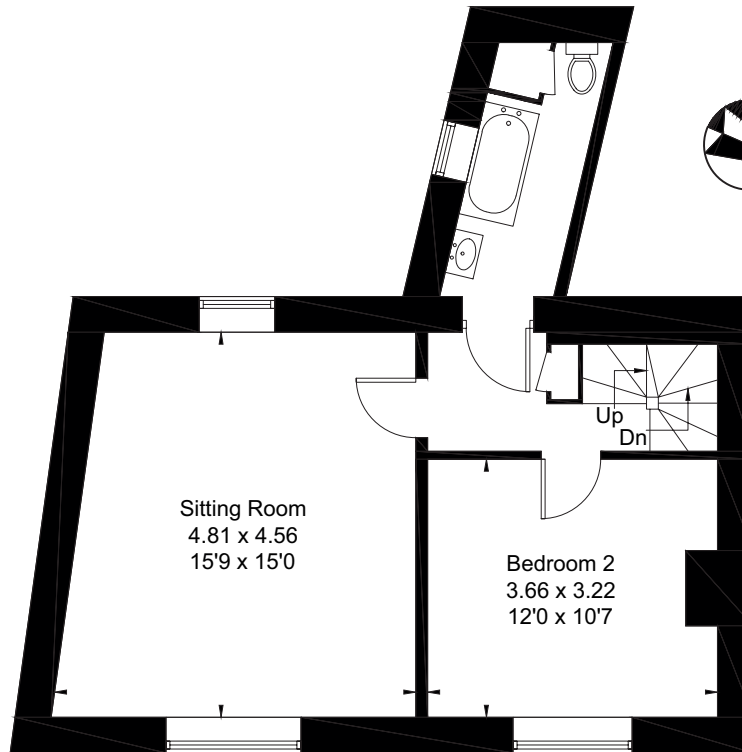


FLOORPLANS

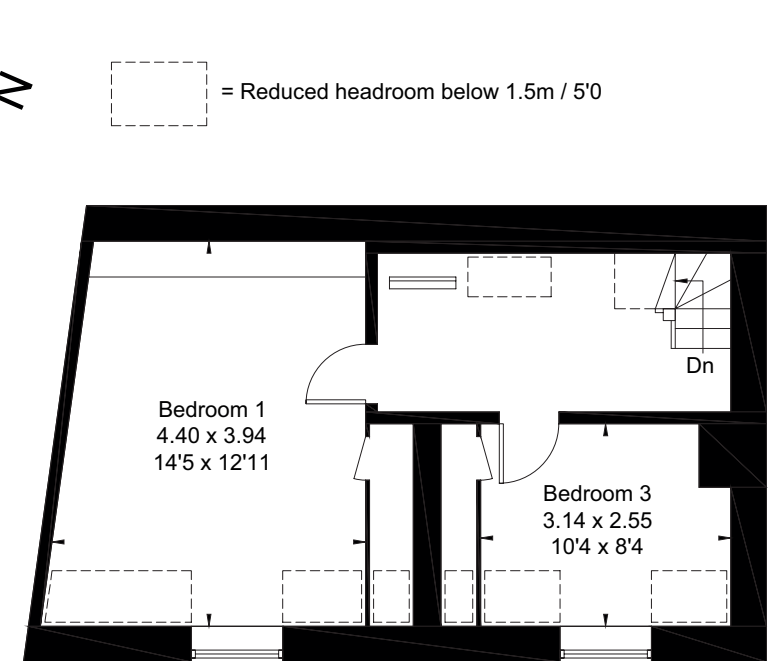
Total gross internal area: 112.9 sq m / 1215 sq ft



Ground Floor



First Floor



Second Floor

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