



A splendid property in the heart of Stamford town

Elm Street, Stamford, PE9 1QF

Freehold

savills



Reception room • Dining room • Kitchen • Utility  
Principal bedroom with en suite bathroom • Two Further bedrooms, One en suite • Separate shower room • Office  
• Workshop • Covered Seating Area • Courtyard Garden  
• Parking

### Situation

The historic market town of Stamford is situated along the banks for River Welland, 12 miles north of the cathedral city of Peterborough. The town provides a wealth of excellent amenities, including high street and independent retailers, a selection of cafés, restaurants and pubs and a range of leisure facilities. There is also a superb choice of schools in the area. The property is in a convenient position just three miles from the town's railway station, which provides hourly services to Peterborough (connecting to London Kings Cross services) and to Cambridge.

### The Property

This superb three bedroom property offers light-filled accommodation and a sunny south-facing courtyard garden. Located in the heart of Stamford, a stone's throw from the bustling high street yet wonderfully secluded, this mediterranean style property affords both the opportunity for full time living, whilst also having 'lock up and leave' potential.

Arranged over four levels, the property features comfortable, flexible living spaces, with the elevated entrance at the rear leading to the well-proportioned generous reception room, which has a dual aspect including sliding glass doors opening onto an upper terrace. The formal dining room also has sliding glass doors opening onto the same terrace, while the kitchen is equipped with granite worktops

and integrated appliances, including an electric oven and an elec/gas hob with an extractor hood.

The entrance leads to the ground floor which houses an office, a workshop space and a utility room accessed from outside.

The principal bedroom, with its en suite bathroom, is located on the second floor and there is a double bedroom on the first floor along with a shower room. A third bedroom can be found on the lower ground floor and is accessed from the courtyard and therefore can be used independently. The room is divided into a bedroom and sitting room with en suite shower room.

### Outside

At the front of the property there is a carport, providing a parking space for one vehicle and a garage behind, currently used as the workshop/office. There is also a sunny, south-facing walled courtyard ideal for sitting and al fresco dining.

**Local authority** South Kesteven District Council Tax Band D

### Services

Mains electricity, water and drainage

### Energy performance

EPC Rating E

### Viewing

Strictly by appointment with Savills 01780484696

### Date of Photography &

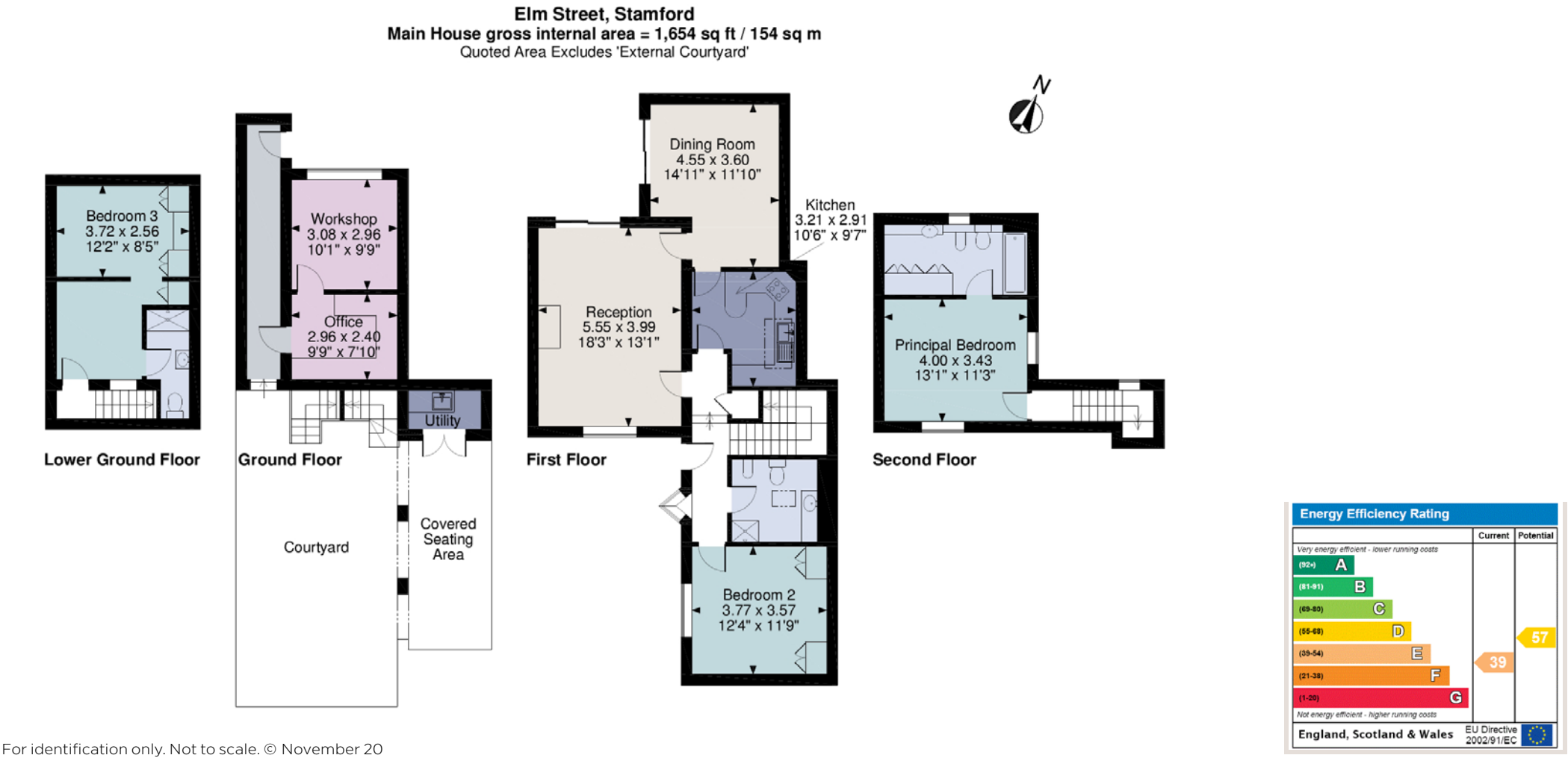
**Particulars:** November 2020











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