



# A family home in a sought-after Stamford location

**19 Empingham Road, Stamford, PE9 2RJ**

Freehold

savills



Sitting room • Snug • Dining area • Breakfast area  
 Kitchen • Cloakroom • Principal bedroom with en suite  
 shower room • Two Further bedrooms • Family bathroom  
 Garden • EPC rating E

### Situation/Location

The charming, historic market town of Stamford is situated along the banks of the River Welland, 12 miles north of the cathedral city of Peterborough. The town provides a wealth of excellent amenities, including a range of 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, including the outstanding-rated primary, The Bluecoat School, and independents including Stamford Junior School and Stamford Endowed Schools. Golf is available at Burghley Park Golf Club, while the grounds of Burghley House also provide a wonderful setting for walks.

The property is in a convenient position less than half a mile from the town centre, and less than a mile from the A1. The town's railway station is a mile away, providing hourly services to Peterborough (connecting to London Kings Cross services) and to Cambridge.

### The Property

This highly attractive and well-presented semi-detached family home is set in a superb position just half a mile from Stamford's town centre and within easy reach of transport connections. The property has

plenty of character and is pleasing on the eye throughout, with thoughtfully selected colour schemes and high quality fittings.

On the ground floor there is a splendid sitting room with a bay window to the front and an impressive cast-iron open fireplace. The main ground floor living space is the open-plan, L-shaped snug, dining area and breakfast area, which has wooden flooring and an electric fire and French doors opening onto the garden.

A door leads to the galley kitchen at the rear, which has wooden worktops and space for all the necessary appliances.

Upstairs there are three double bedrooms, including the generous principal bedroom, which has an en suite shower room. There is also a family bathroom with a stylish freestanding roll-top bathtub.

### Outside

At the front of the property, the garden is laid to lawn, with flowerbeds and a paved pathway leading to the entrance. The garden to the side and rear has a further area of lawn, paved terracing, a pond, a variety of shrubs and hedgerow and a several mature trees providing a shaded, wooded area.





**Local authority**

South Kesteven District  
Council, +44 (0)1476 406080,  
Band D

**Viewing**

Strictly by appointment with  
Savills  
01780 484696

**Services**

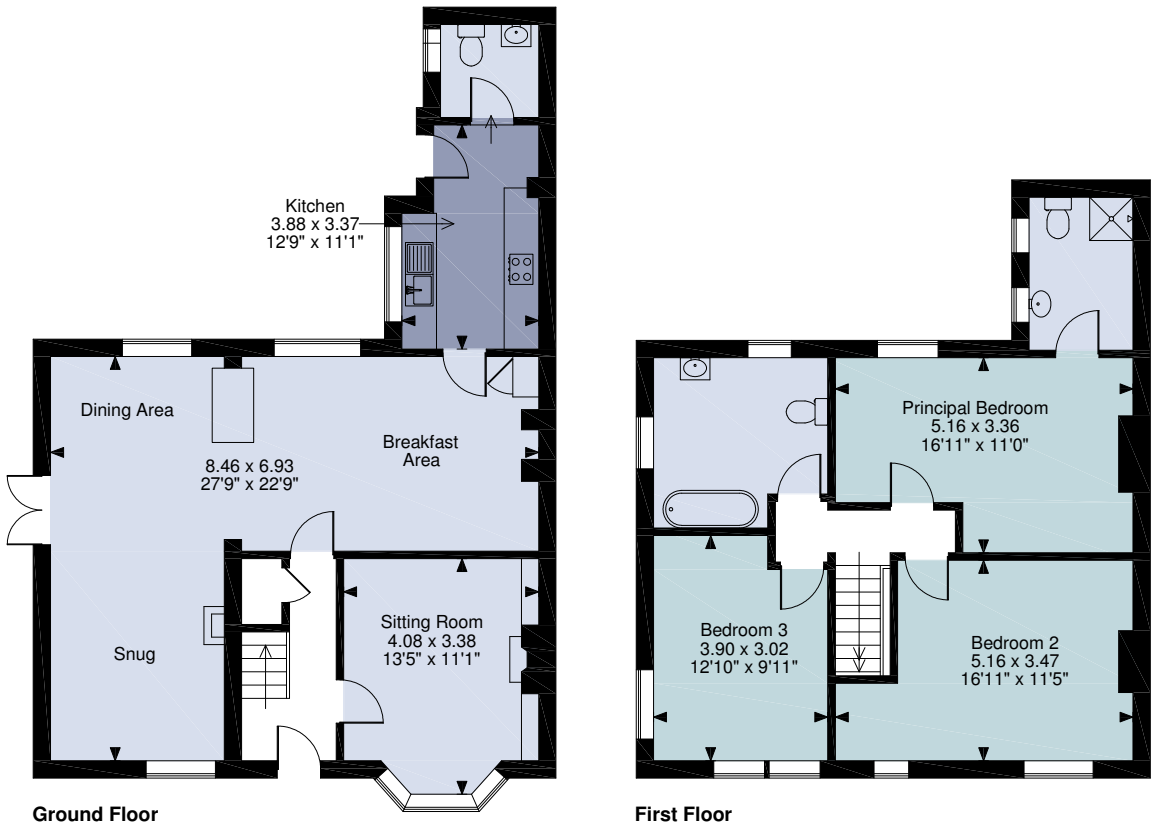
Mains electricity, gas, water  
and drainage.



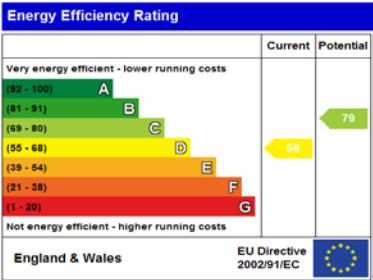
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Main House gross internal area = 1,440 sq ft / 134 sq m

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