



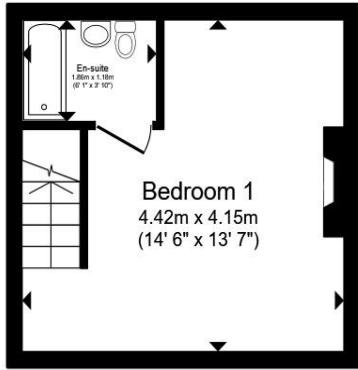
St. Leonards Street  
Stamford PE9 2HU



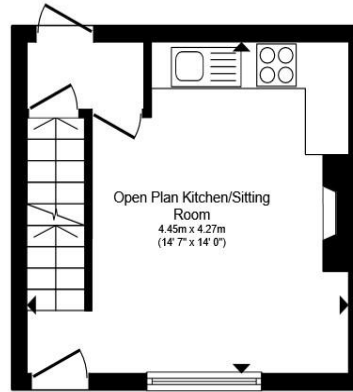
*Welcome to*  
**St. Leonards Street**  
**Stamford**

This well-presented Grade II listed period town house is set in the centre of Stamford with accommodation over four floors, situated a stones' throw from the High Street and many of the town's shops, bars and restaurants.

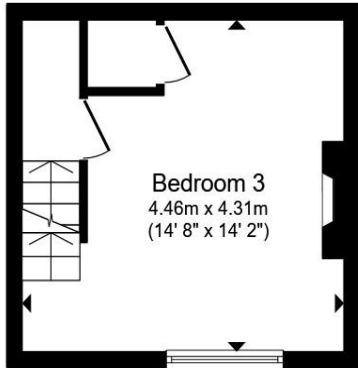




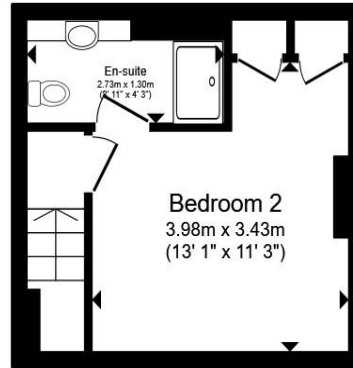
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 76.0 sq.m. (818 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



**Kitchen Diner**  
14' 3" x 14' 11" ( 4.34m x 4.55m )

**Rear Lobby**

**Bedroom Two**  
14' 9" x 13' 11" ( 4.50m x 4.24m )

**En-Suite Bathroom**  
4' 9" x 6' 5" ( 1.45m x 1.96m )

**Living Room**  
14' 11" x 14' 5" ( 4.55m x 4.39m )

**Second Floor**

**Bedroom One**  
11' 6" x 13' 4" ( 3.51m x 4.06m )

**En-Suite Shower Room**  
9' 3" x 4' 6" ( 2.82m x 1.37m )

**Shared Courtyard**

Welcome to

## St. Leonards Street Stamford

- Town House in Central Stamford
- Grade II Listed Period Property
- Well-Presented Throughout
- Kitchen Dining Room
- Two En-suite Bedrooms
- Accommodation over Four Floors
- Well-Presented Throughout
- No Chain

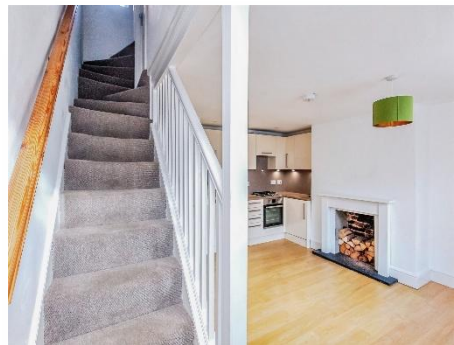
Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£290,000**

The property sits perfectly for those wanting town-centre living, offering easy access to the train station, schooling, and transport links. The accommodation briefly comprises: a bright and spacious kitchen dining room with feature fireplace and integrated appliances including a dishwasher, washing machine, and a gas hob & oven. To the rear of the property is a lobby providing access into the courtyard (private but with a shared access) and with stairs leading down to a double bedroom with en-suite bathroom with a shower over the bath. The living room, which could also be used as a bedroom if needed, is on the first floor with a feature fireplace and storage cupboard housing the combi-boiler. On the second floor there is another spacious en-suite double bedroom with a built-in wardrobe and pleasant outlook onto St Leonard's Street.

The property is sold with no onward chain.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:

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