

'Making your move easier'



45 St Leonards Street, Stamford, Stamford, Lincolnshire PE9 2HN £330,000





т: 01780 757788

*** CHARACTER PROPERTY ***"Offers are invited in excess of £330,000 for this delightful stone built property, located in the centre of Stamford, a short walk away from all the shops. The property dates back to the 18th century and is spread over three floors, the property has a genuine warm and cosy feel about it, with some beautiful traditional features include exposed beams, exposed stone walling and traditional brick flooring in the kitchen/breakfast, mixed with a modern shower room and a sunny courtyard garden, with gated side access. The property has two good size bedrooms, the main has a small ensuite comprising of WC and integrated hand wash basin. The lounge features a fire place and is dual aspect. Downstairs there is a the kitchen/breakfast with a tradition aga, access to the shower room and to the garden. With amazing views from the bedrooms .To fully appreciate this unique property, viewing is highly recommended. EPC Currently Unavailable".

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ENTRANCE

LOUNGE

15' " x 11' 10" (NaNm x 3.61m) (approx) Sealed glazed window to front aspect, fire place, window to rear aspect LANDING and wooden flooring.

KITCHEN / BREAKFAST ROOM

14' 8" x 13' 8" (4.47m x 4.17m) (approx) Fitted with a range of base and eye level units with work surfaces over, butler sink, partly tiled walls, exposed chimney stone, multi fuel burner, expose brick flooring, exposed beams and plumbing for a dish washer. Sealed glazed window to rear, half glazed door to garden.

LOBBY

Sealed window to side aspect, guarry tiled flooring and plumbing for a washing machine.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath, tiled walls, down lighting, tiled flooring and wall mounted light fitting. Sealed glazed window to side aspect.

BEDROOM 1

15' 0" x 11' 10" (4.57m x 3.61m) (approx) Sealed window to window to front aspect, exposed beams, wood flooring and wardrobe. Sealed window to rear aspect.

WC

Integrated wash hand basin and WC, partly tiled walls and tiled flooring.

Cupboard and wood flooring.

BEDROOM 2

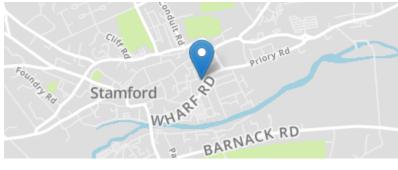
14' 7" x 11' 9" (4.45m x 3.58m) (approx) Velux window to rear aspect. Dorma window to front aspect and a radiator.

OUTSIDE

The front of the property has permit parking space and a visitor's permit space also. The rear of the property has a wall surround, paved area, mature shrubs, brick built shed and side access.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.





n do not form part or all of an offer or contract. Any measure ice only and, as such. or fitted furniture etc. We have not tested any apparatus, equipment, fixtur I title of the property. All prospective purchasers must satisfy the no liability for any existing or future defects relating to a

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