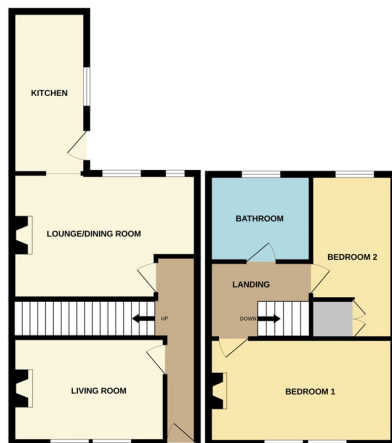




**6 Torkington Street, Stamford PE9 2UY**

**£290,000**



\*\*\* PERIOD PROPERTY CLOSE TO TOWN CENTRE \*\*\* This beautifully presented two bedroom Victorian home is ideally located within walking distance of Stamford's town centre, local schools, and excellent transport links including the A1. Thoughtfully updated to blend modern comfort with original character features, the property offers generous living space across two floors. The accommodation includes two elegant reception rooms with feature fireplaces, a stylish refitted kitchen with integrated appliances, and a spacious four piece family bathroom. Upstairs, two well-proportioned bedrooms include built-in storage and sash windows. Outside, the west facing rear garden is a true highlight, landscaped with a lawn, patio, and decking areas. With on-street parking readily available, this charming home in a sought-after location, is not one to be missed. EPC Energy Rating D - Council Tax Band B.



## DOOR TO:

### ENTRANCE HALL

Radiator, inset spotlights, stairs to first floor accommodation.

### LIVING ROOM

12' 11" x 8' 11" (3.94m x 2.72m) (APPROX) Fireplace, radiator, inset spotlights, storage cupboards. Two sash windows to the front.

### LOUNGE / DINING ROOM

4.84m max 4.10 min x 3.26m max 2.16 min (15' 11" max 13'5" min x 10' 8" max 7' 1" min) (APPROX) Feature fireplace, radiator, under stair cupboard, inset spotlights. Two windows to the rear.

### KITCHEN

13' 10" x 6' 5" (4.22m x 1.95m) (APPROX) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over and tiled splashback. Oven and gas hob with extractor fan over. Tiled flooring. Window and door to the side.

### LANDING

Inset spotlights, radiator.

### BEDROOM ONE

17' 4" x 9' 0" (5.29m x 2.74m) (APPROX) Two sash windows to the front. Radiator, inset spotlights, bespoke storage in recess.

### BEDROOM TWO

14' 0" x 7' 11" (4.27m x 2.42m) (APPROX) Window to the rear. Radiator, built in wardrobe over bulkhead, inset spotlights. Loft access with ladder.

### SHOWER ROOM

Fitted with a four piece suite comprising oversized walk in shower with rainfall shower, bath, wash hand basin and WC. Fully tiled, chrome heated towel rail, inset spotlights, extractor fan. Window to the rear.

### OUTSIDE

To the rear, the garden is laid to lawn and enclosed by timber fencing, gated to the rear. Raised decking area, raised flower beds.

### AGENT NOTE

The floor plan 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.

