



KING WEST

16A AUSTIN STREET, STAMFORD, LINCOLNSHIRE

16A Austin Street, Stamford, Lincolnshire, PE9 2QP

Stamford Station 0.5 mile driving/0.4 mile pleasant walk on the Meadows footpath; Oakham 11 miles; Uppingham 13 miles; Oundle 15 miles; Peterborough 15 miles (London Kings Cross around 50 minutes). All distances and times are approximate.

A charming, three-bedroom property with potential in abundance, requiring renovation and modernisation, enviably located in the heart of the historic market town of Stamford.

- Unlisted property requiring renovation and modernisation
- Build of stone under collyweston slate roof
- Significant development potential (STPP)
- Spacious kitchen with access to garden
- Separate living room with access to Austin Street
- Three double bedrooms and a family bathroom
- Pretty courtyard garden with access to St. Peter's Street
- Storage shed with ample storage
- Enviably located on a picturesque lane in the heart of Stamford
- Walking distance to Stamford Town Centre, Stamford Meadows and Burghley Park



KING WEST

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Land & Estate Agents • Commercial
Town Planning & Development Consultants
Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts



Situation

This charming property enjoys a prominent position on Austin Street within the heart of the historic market town of Stamford, and a conveniently short distance from the train station, shops, amenities and leisure facilities. For lovers of the countryside, there are uninterrupted walks through the meadows and further into the Welland Valley just a few minutes away.

Stamford is renowned for its Georgian architecture, regularly appearing as a prime location within national newspaper 'best places to live' features. A traditional Friday Market and fortnightly Farmers' Market, delicatessens, cafés and bakeries provide local food shopping. There are also many independent restaurants, hotels and boutique shops to explore.

The historic stately home of Burghley House lies on the approach to Stamford, providing glorious parkland walks right on your doorstep, and the famous Burghley Horse Trials every September. The A1 runs to the west of the town, allowing easy access both north and south, and links to the A14, A47 and M25. The nearby Cathedral City of Peterborough, with its comprehensive shopping and leisure facilities, has a mainline rail station with high-speed trains to London Kings Cross.

The area has excellent state and private schooling in Stamford, Oakham, Uppingham and Oundle.

Leisure pursuits including golf at Burghley Park, Luffenham Heath and Greetham are close by. Rutland Water with its nature reserve, water sports and trout fishing is approximately seven miles to the west.

Description

This fabulous property has potential in abundance, requiring modernisation and renovation.

The property is enviably located in the heart of the historic market town of Stamford, quietly positioned on a picturesque lane in Stamford.

The property is entered through a traditional front door that leads to the spacious living room. This currently has built in storage and shelving with views on to Austin Street.

Also to the ground floor is a generous size kitchen with plenty of space for cabinetry and preparation space. Under the stairs is an alcove for potential further storage. A useful back door can be found in the kitchen that opens to the pretty courtyard terrace.

Off the kitchen, a cupboard staircase rises to the first-floor. The light and bright landing comprises of three double bedrooms, two bedrooms have views to the front elevation, overlooking Austin Street. A further bedroom has views to the rear of the property overlooking the pretty courtyard. All the bedrooms are generous in size and enjoy large windows with additional space for potential fitted wardrobes.

Completing the first floor is the family bathroom, currently fitted with bath and overhead shower, wash hand basin and lavatory and features a deep-set window with views to the garden below.

OUTSIDE

The property benefits from a charming courtyard garden, a perfect space for summer entertaining or alfresco dining. Gated access to a shared alleyway to Austin Street is located to the side of the property.

A delightful double shed can also be found in the courtyard that provides ample storage.

General Remarks

SERVICES

Mains water, electricity, gas and drainage are connected. Gas central heating. None of the services have been tested by the agents.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fitting and garden ornaments are specifically excluded but may be available by separate negotiation.

STATUTORY AUTHORITY

South Kesteven District Council: 01476 406080

COUNCIL TAX

Band A

TENURE

Freehold

VIEWING

The property may only be inspected by prior arrangement through King West, Tel: 01780 484520

DIRECTIONS

From the town centre, follow St Peters Street, before Rutland Terrace, turn left down 'Austin Friars Lane', 16A can be found down the road on your left.



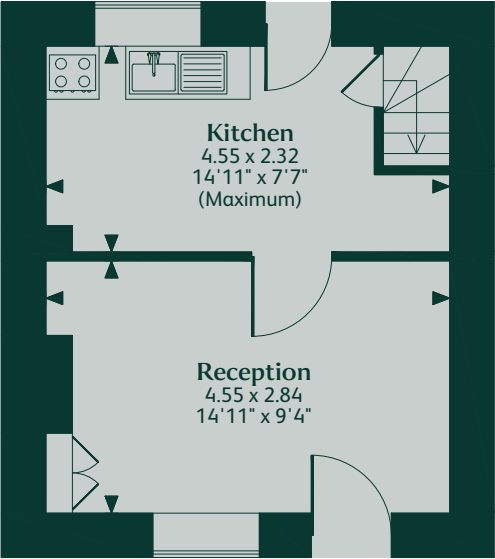
Floorplans

Approximate Gross Internal Area

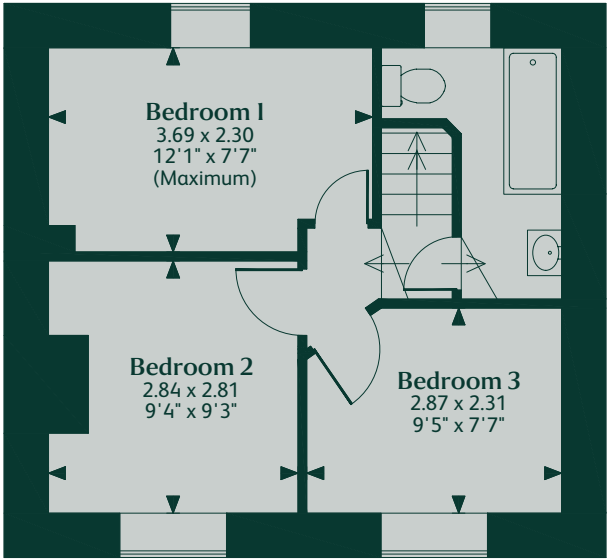
Main House = 582 Sq Ft/54 Sq M

Storage = 34 Sq Ft/3 Sq M

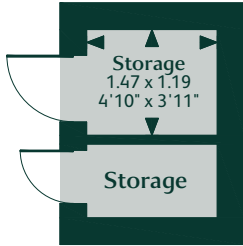
Total = 616 Sq Ft/57 Sq M



Ground Floor



First Floor



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