



28B ST. MARY'S STREET

STAMFORD, LINCOLNSHIRE



KING WEST





KING WEST

St Mary's Street, Stamford Lincolnshire, PE9 2DE

Tel: 01780 484520

Email: stamford@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



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A beautiful three-bedroom home, nestled in the heart of Stamford's historic town centre.

28B St. Mary's Street

Stamford, Lincolnshire, PE9 2DL

Oakham (11 miles), Uppingham (12 miles)

Peterborough (16 miles) (Trains to London Kings Cross in around 50 minutes)

Oundle (17 miles). All distances and times are approximate.

- Period property built of stone under a Collyweston slate roof
- Stylish kitchen with integrated appliances
- Principal suite with ensuite shower room
- Two further double bedrooms and separate family bathroom
- Located on one of the most prestigious streets in Stamford
- Walking distance to amenities and Stamford Train Station

Taking a prominent position on St Mary's Street in the heart of Stamford, this charming period home blends historic character with modern comfort.

Situation

28B St Mary's Street, sits within the conservation area near the heart of Stamford town, a short distance from the station, shops, amenities and leisure facilities. For the more intrepid, there are uninterrupted walks through the meadows and further in to the Welland Valley also within easy reach.

Stamford is renowned for its Georgian architecture and regularly appears as a prime location within various national newspaper "best places to live" features. There is a weekly Friday Market and a fortnightly Farmers' Market. There are also a great variety of restaurants, hotels and boutique shops to explore.

The A1 runs to the west of the town and provides easy access both north and south and a link to the A14, A47 and the country's motorway network. The nearby Cathedral City of Peterborough with its comprehensive shopping and leisure facilities has a main line rail station with high-speed trains to London Kings Cross.

The area has excellent state and private schooling in Stamford, Oakham, Uppingham, Oundle and beyond. 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 some seven miles to the west.

Description

Taking a prominent position on St Mary's Street in the heart of Stamford, this charming period home blends historic character with modern comfort, offering an enviable location within one of England's most celebrated market towns. Tucked away behind an alleyway entrance with shared access, the property opens to a welcoming entrance hallway, leading through to a small lobby ideal for coats and shoes, complete with a convenient downstairs WC.

To the right, the living room is filled with character, featuring two large windows to the front elevation overlooking St Mary's Street, an exposed beam, and a built-in alcove shelf that adds a homely touch. The kitchen is fitted with sleek cabinetry and integrated appliances, including a double oven, induction hob, and plumbing for a washing machine, with enough space for a breakfast table. Double doors allow natural light to flood the room and open to the tranquil outdoors.

A glazed balustrade staircase leads to the first floor, where the principal bedroom enjoys exposed stonework, character features, and views to the rear, as well as a stylish en-suite shower room. The guest bedroom has an exposed timber beam and a front aspect, while a further bedroom overlooking the front is currently used as a guest bedroom / study. The family bathroom includes a bath and further exposed timber details, adding warmth and charm.

Positioned in one of Stamford's most sought-after streets, this delightful home offers a rare opportunity to enjoy both the vibrancy of the town centre and the tranquillity of a private, peaceful residence.





General Remarks

Statutory Authority

South Kesteven District Council

Council Tax

Band C

Fixtures and Fittings

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

Plans Areas and Schedules

The plans have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

Services

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

Tenure

Freehold

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

What3words

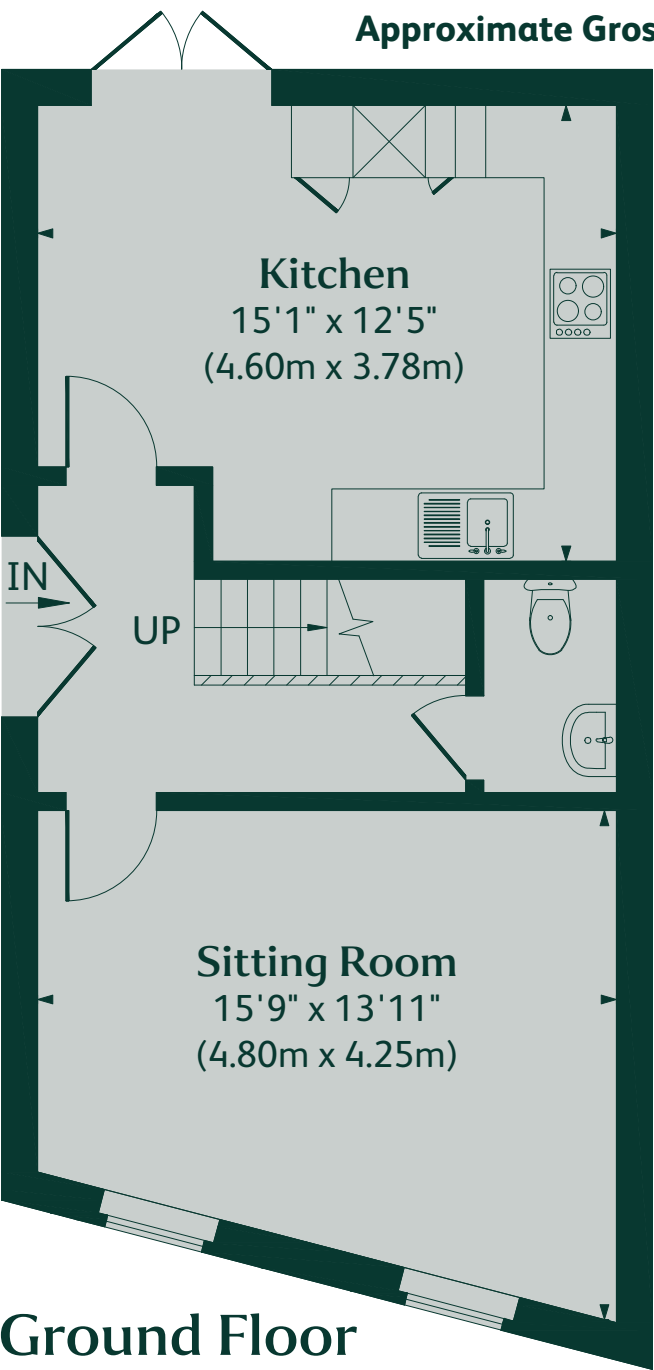
pouch.gravel.puppy

Viewing

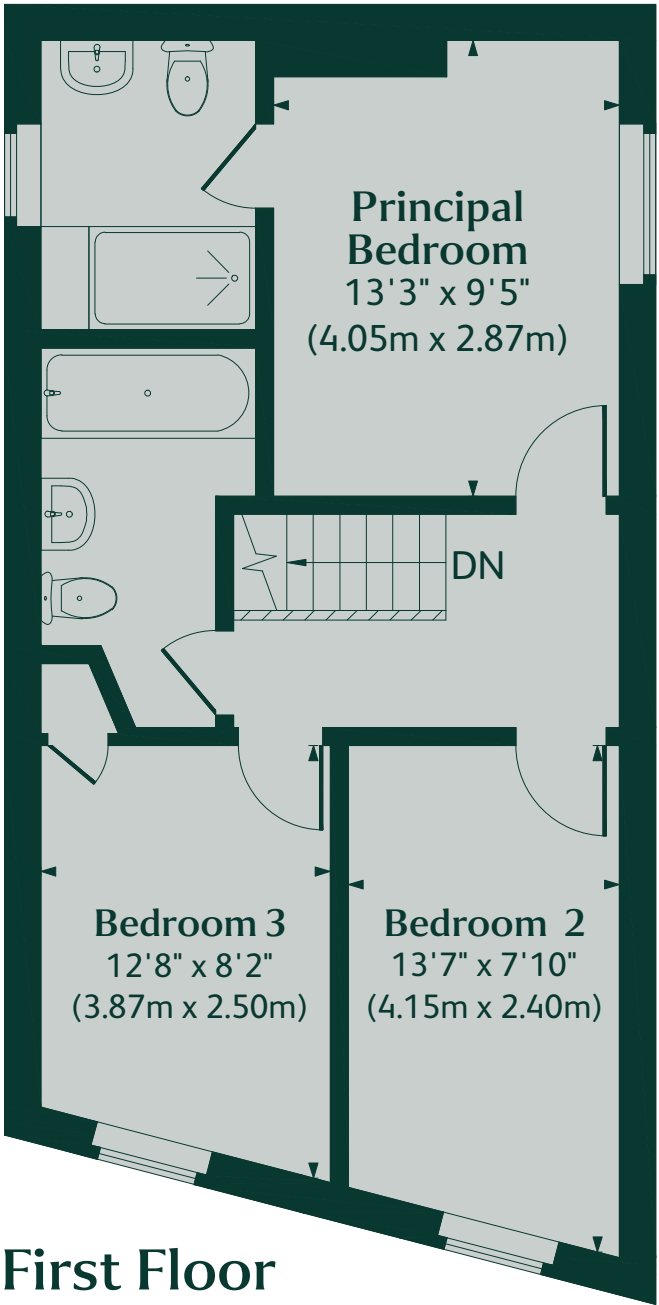
The property may only be inspected by prior arrangement through King West.

Floorplans

Approximate Gross Internal Area = 91 sq.m/979 sq.ft



Ground Floor

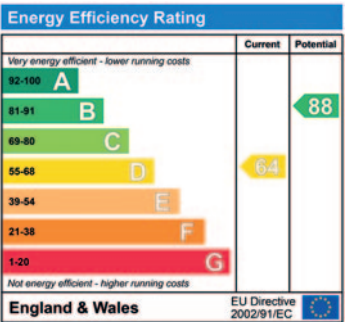


First Floor

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01780 484520
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