



**St. Peters Street,**  
Stamford, Lincolnshire, PE9 2PF

**NEWTON**FALLOWELL 

St. Peters Street,  
Stamford, Lincolnshire, PE9 2PF  
£600,000 Freehold

Ideally situated in the heart of Stamford only a five minute walk from the town centre, is this lovely renovated and extended four bedroom semidetached home. The property has been renovated to a high standard and boasts an open plan kitchen diner with breakfast bar island, large living room with wood burner, three double bedrooms, a further single bedroom, three bathrooms, enclosed rear garden and a gorgeous versatile garden room.

The property is arranged over three floors, entering via the entrance hall with tiled flooring, stairs leading to the first floor and a handy storage cupboard underneath. The entrance hall connects the living room, kitchen diner, utility and cloakroom. The living room features original wooden flooring, gorgeous bay window and a wood burner. Double doors from the living room lead into the open plan kitchen diner with an array of modern units, integrated appliances, tiled flooring, a breakfast bar island and bi folding doors which open out onto the patio. To the first floor, the light and airy landing connects two well balanced double bedrooms one with built in wardrobes, a further single bedroom and the family three piece modern bathroom. To the second and final floor is bedroom one, with built in wardrobes, eaves storage, views out of the sky lights and its own three piece en suite shower room.

Outside to the front an inset footpath leads to the front door accompanied by low maintenance gravel on both sides and enclosed by a new stone wall at the front with iron gate. Gated access to the side of the property leads to the enclosed rear garden which benefits from a patio seating area which is flush with the kitchen. Raised lawn with mature borders, decking area which wraps around the garden room. The garden room offers a versatile living space or even potentially an annex, featuring French doors, wood effect tiling, skylight and its own three piece shower room.



**Entrance hall**

18 x 8'11 narrowing 2'11 (5.49m x 2.72m  
narrowing 0.89m)

**Living room**

25'1 x 11'11 (7.65m x 3.63m)

**Kitchen diner**

22'4 x 12'3 (6.81m x 3.73m)

**Utility**

5'10 x 5'6 (1.78m x 1.68m)

**Cloakroom**

5'10 x 5'6 (1.78m x 1.68m)

**Landing**

15'6 x 8'11 narrowing 2'11 (4.72m x 2.72m  
narrowing 0.89m)

**Bedroom one**

11'7 x 11'2 (3.53m x 3.40m)

**En suite**

7'9 x 6'6 (2.36m x 1.98m)

**Bedroom two**

12 x 9'3 (3.66m x 2.82m)

**Bedroom three**

11'10 x 11'6 (3.61m x 3.51m)

**Bedroom four**

8'11 x 7'5 (2.72m x 2.26m)

**Bathroom**

7'7 x 5'5 (2.31m x 1.65m)

**Garden room**

13'7 x 8'5 (4.14m x 2.57m)

**En suite**

8'5 x 4'6 (2.57m x 1.37m)



- Ideally situated in the heart of Stamford
- Stunning open plan kitchen diner with island and bi folding doors
- Large living room with bay window
- Utility room and downstairs cloakroom
- Three double bedrooms and a further single
- Three bathrooms
- Enclosed rear garden with patio and decking
- Versatile garden room with sky light and en suite
- EPC rating - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

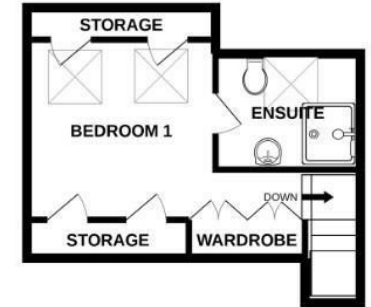
GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



#### AGENTS NOTE – DRAFT PARTICULARS:

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TOTAL FLOOR AREA: 1732 sq.ft. (160.9 sq.m.) approx.

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