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# 10 The Courtyard, Stamford – PE9 2FP

Stamford

In Excess of **£350,000**

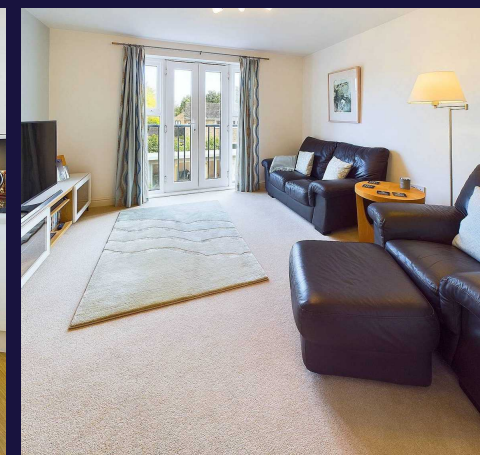
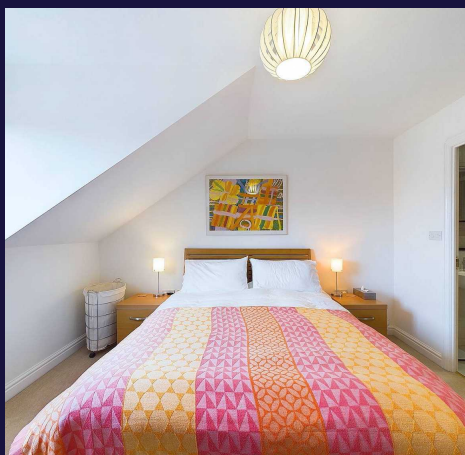
# 10 The Courtyard, Stamford

This modern end-terrace townhouse spans three floors and is just a short walk from Stamford town centre. It features a versatile insulated garden room, driveway parking, and a low-maintenance garden, ideal for those seeking extra space.

Council Tax band: D

Tenure: Freehold

- Three-storey end-of-terrace townhouse
- Insulated garden room with electrics, ideal for home office or yoga studio
- Principal bedroom with built-in wardrobes and en-suite shower room
- Modern kitchen with integrated appliances: dishwasher, washer dryer, fridge freezer, and 4-burner gas hob
- Potential for a fourth bedroom on the first floor
- Quiet location within walking distance of Stamford town centre
- Spacious driveway parking for two vehicles side-by-side
- Juliet balcony in first-floor lounge with views of the rear garden
- Hot-water cylinder and all ancillaries were replaced in 2024.



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## 10 The Courtyard, Stamford

Situated on a peaceful road, this impressive three-bedroom end-of-terrace townhouse offers modern living with the convenience of being just a short stroll from Stamford's vibrant town centre.

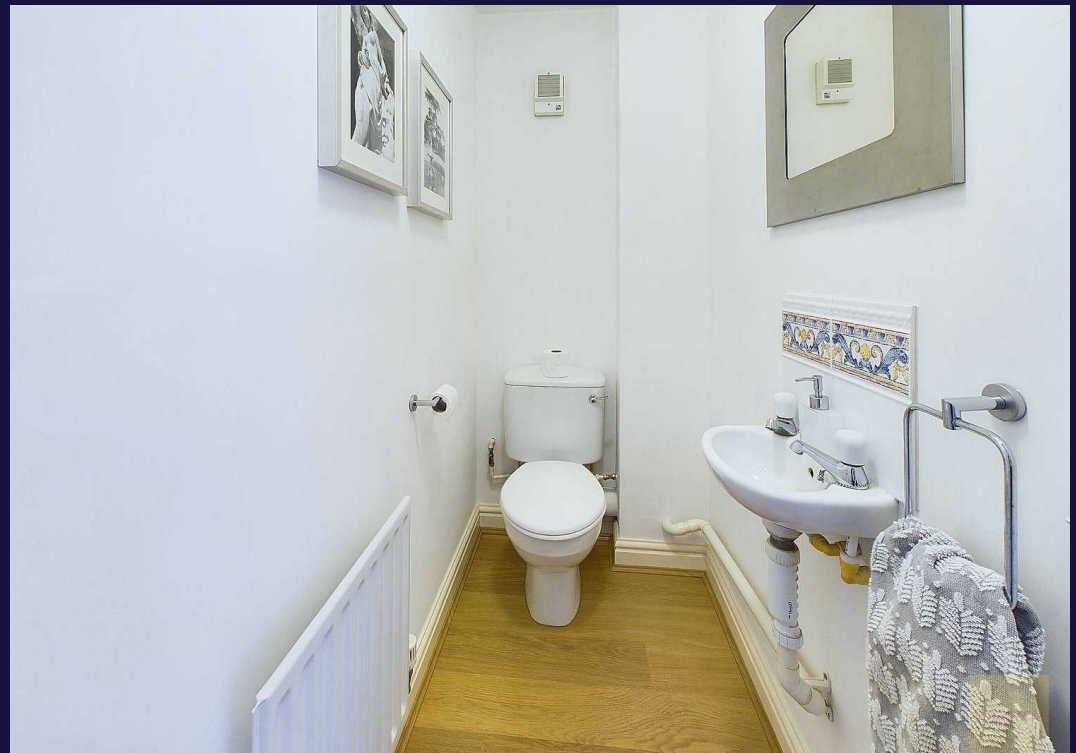
The ground floor welcomes you with a contemporary kitchen equipped with top-quality integrated appliances, including a dishwasher, washer dryer, fridge freezer, 4-burner gas hob, and extractor fan.

The open-plan living and dining area is bright and inviting, with large patio doors that open onto a beautifully designed, low-maintenance garden. Outdoor sockets and a tap are perfect for al fresco living, while the insulated garden room, fully powered with electrics, makes an ideal home office, yoga studio, or even a separate reception space.

On the first floor, you'll find a spacious living room flooded with natural light, complete with a charming Juliet balcony overlooking the garden. This living space could easily be used as a fourth bedroom or an additional lounge, depending on your needs. A large double bedroom and a stylish family bathroom, featuring a bath with an overhead shower, WC, and basin, complete the first floor.

The second floor hosts the principal bedroom, a true retreat with built-in wardrobes and a modern en-suite shower room. A further double bedroom with views over the front of the property adds to the spacious and airy feel of this top floor.

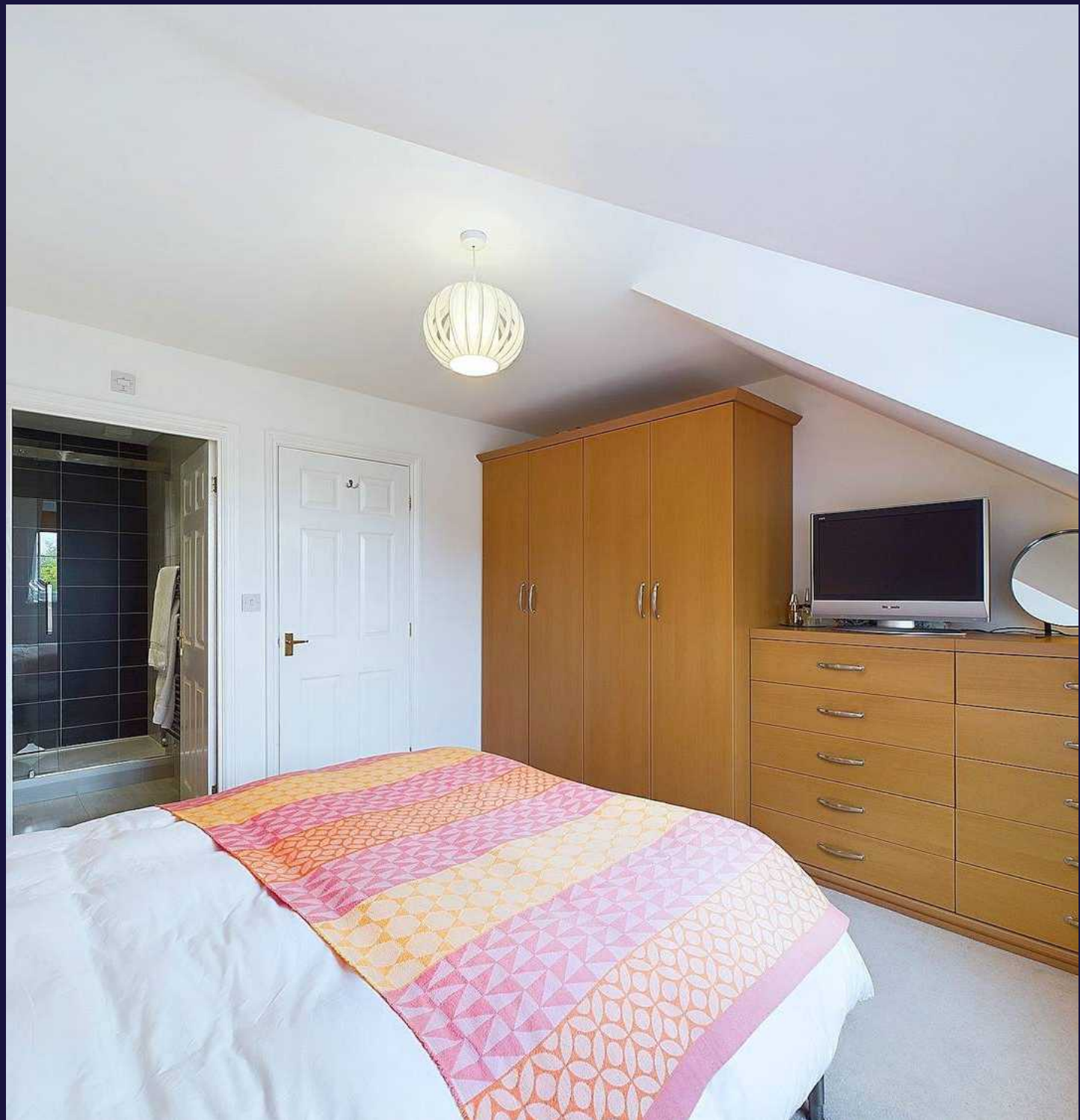
Outside, the property continues to impress with its driveway, which provides parking for two vehicles side-by-side. The rear garden is perfect for relaxation, enhanced by the versatile garden room, which offers endless possibilities.



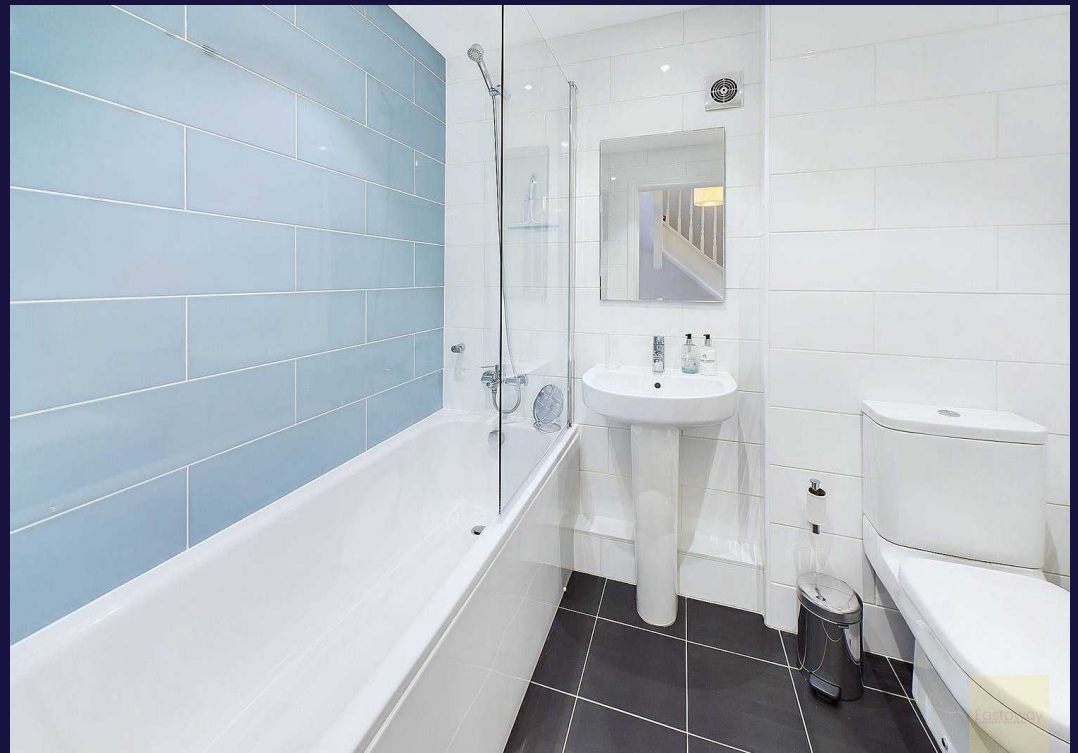
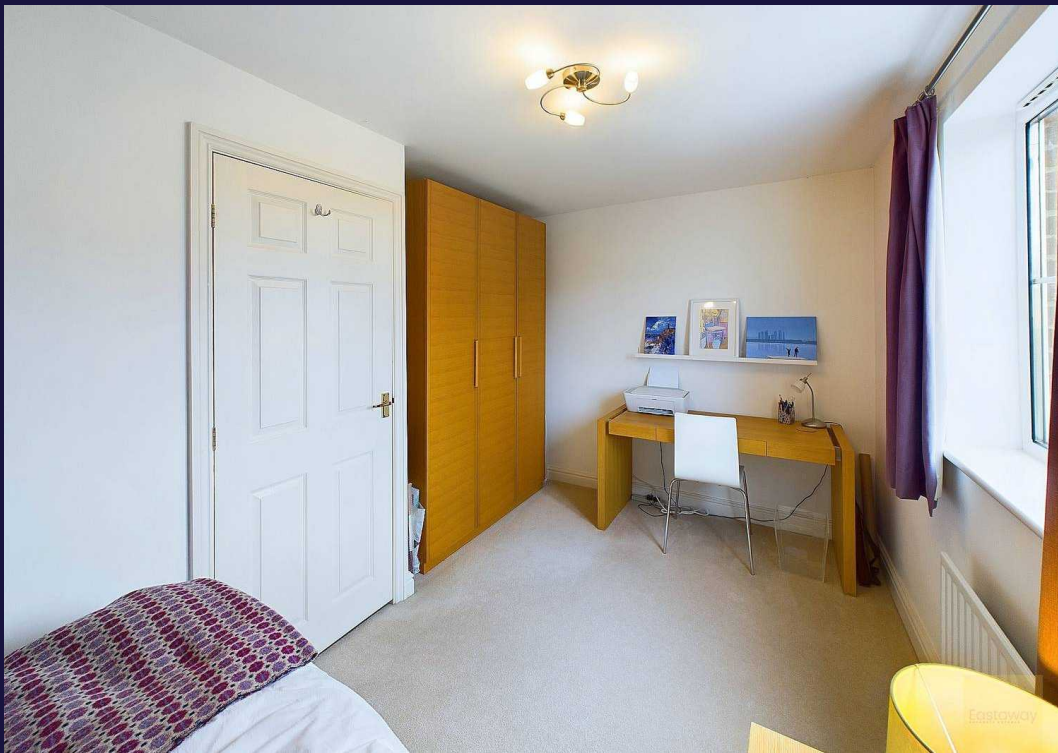
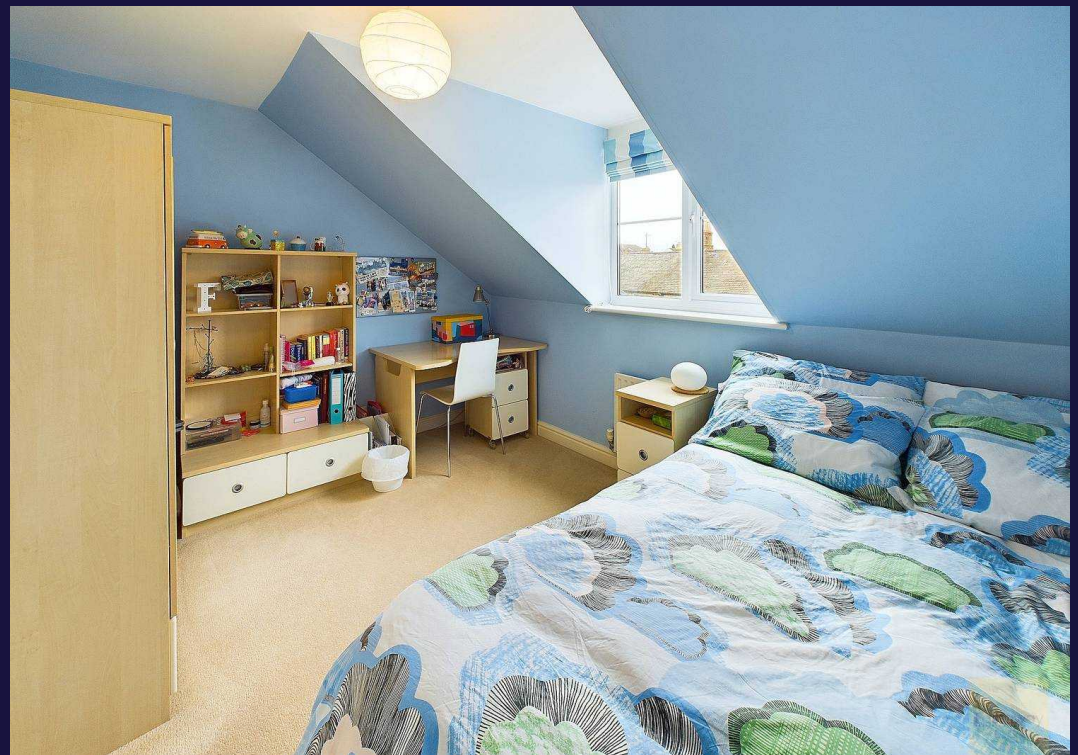
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With ample built-in storage throughout and a quiet yet highly convenient location within walking distance of Stamford's amenities, this home is a must-see. Its blend of modern features, flexible spaces, and superb location makes it ideal for families, professionals, or anyone seeking a tranquil yet connected lifestyle. Viewing is highly recommended to fully appreciate all this home has to offer!

- Three-storey end-of-terrace townhouse
- Insulated garden room with electrics, ideal for home office or yoga studio
- Principal bedroom with built-in wardrobes and en-suite shower room
- Modern kitchen with integrated appliances: dishwasher, washer dryer, fridge freezer, and 4-burner gas hob
- Potential for a fourth bedroom on the first floor
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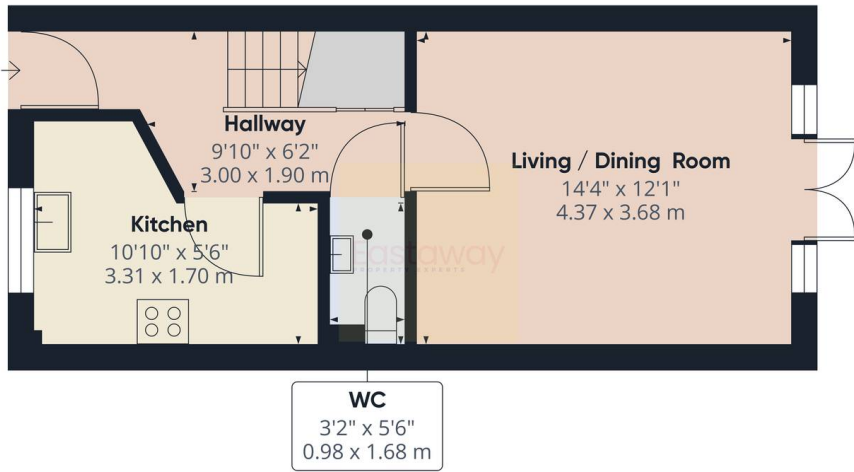












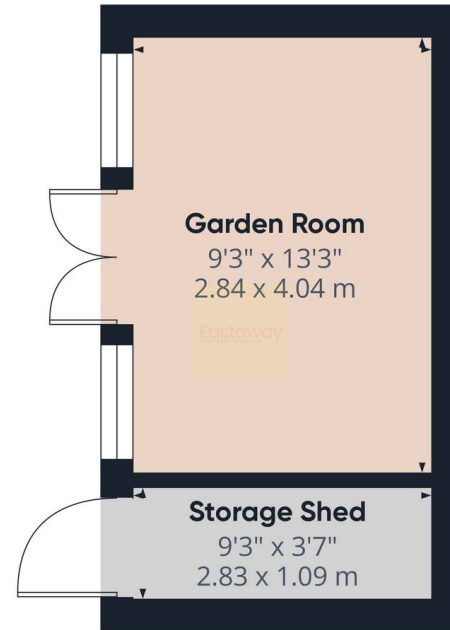
Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
337.66 ft<sup>2</sup>  
31.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



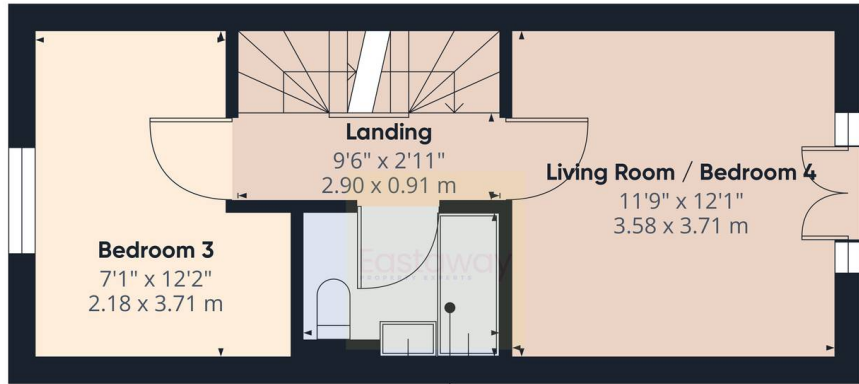
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
157.48 ft<sup>2</sup>  
14.63 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Bathroom**  
7'1" x 5'8"  
2.18 x 1.73 m

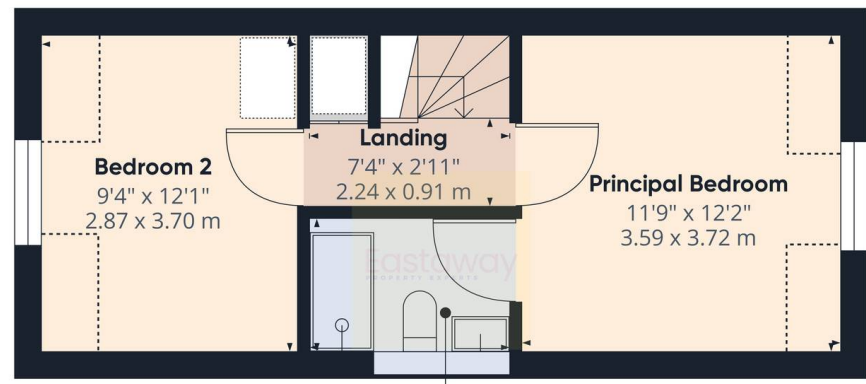
Approximate total area<sup>(1)</sup>  
311.4 ft<sup>2</sup>  
28.93 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1 Building 1



**Principal En-Suite**  
7'3" x 4'7"  
2.23 x 1.41 m

Approximate total area<sup>(1)</sup>  
311.29 ft<sup>2</sup>  
28.92 m<sup>2</sup>

Reduced headroom  
32.4 ft<sup>2</sup>  
3.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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Floor 2 Building 1

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