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The Old Surgery, All Saints Street, Stamford, PE9 2PA

Guide Price £550,000



# The Old Surgery, All Saints Street, Stamford

Period home in Stamford town centre. Spacious layout, south-facing garden, off-road parking. Open-plan kitchen/living, en-suite principal bedroom, close to amenities.

Council Tax band: E

Tenure: Freehold

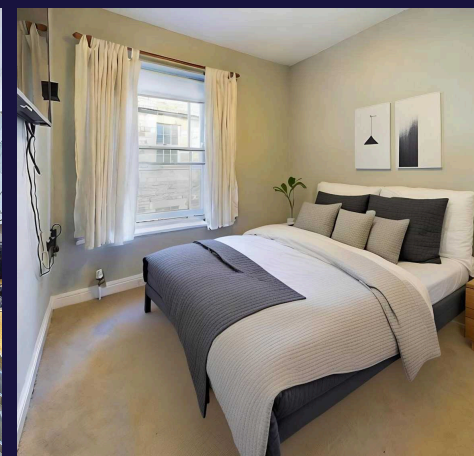
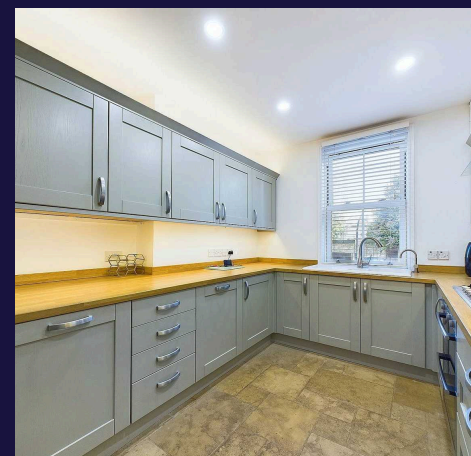
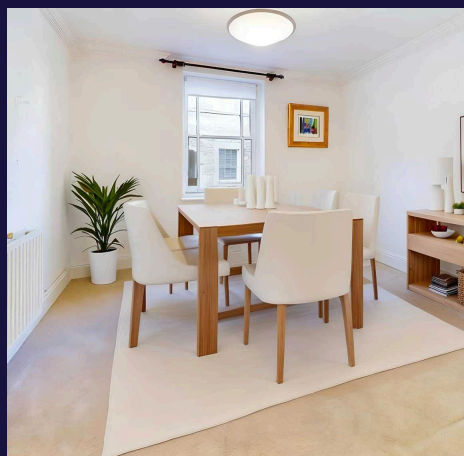
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain
- Off-road parking and garden
- Sought after location in the heart of Stamford
- En-Suite to the principal bedroom
- Spacious dual-aspect kitchen diner
- 4 Bedrooms
- 2 Bathrooms
- 2 Receptions

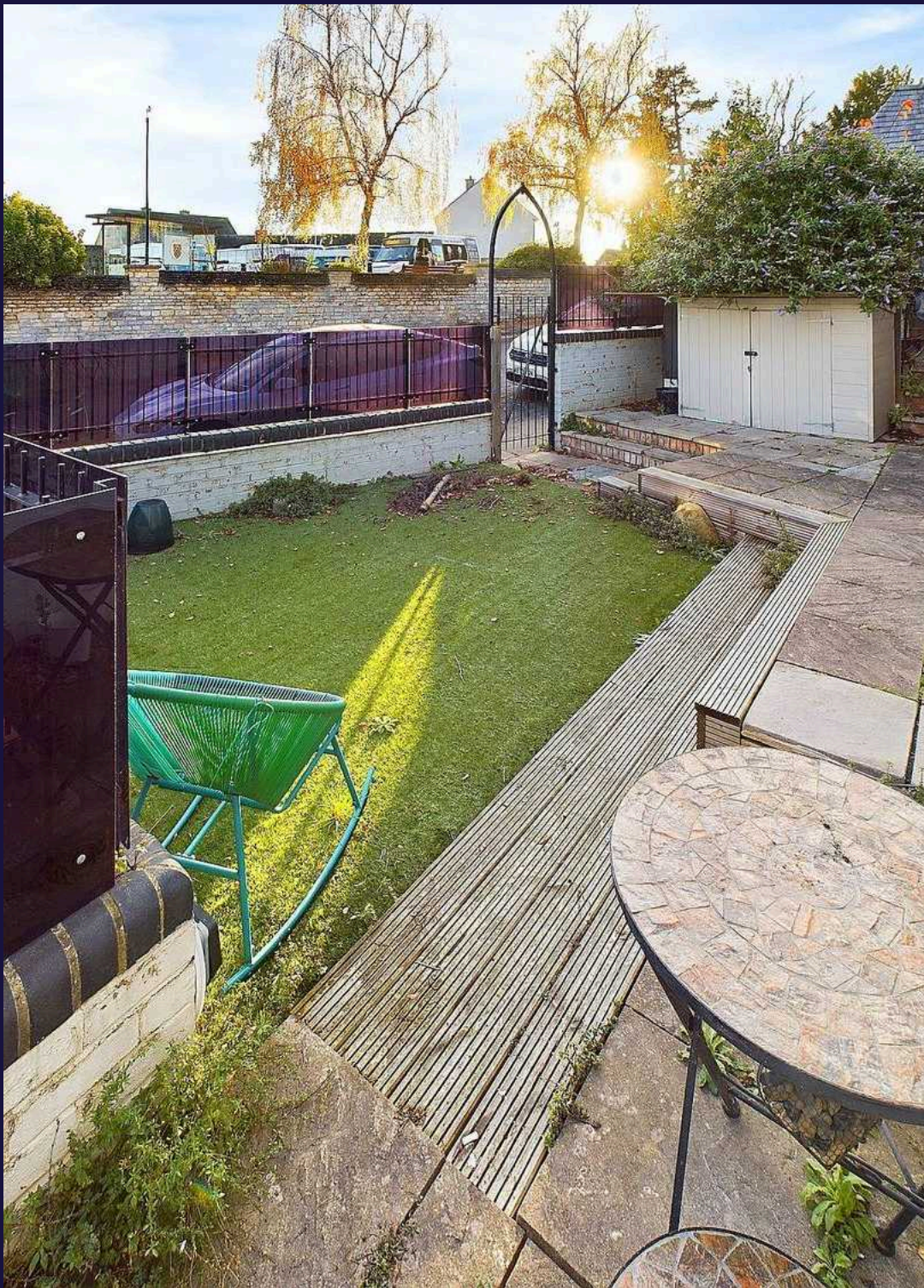


Virtually Staged



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## The Old Surgery, All Saints Street, Stamford

Nestled in the heart of Stamford town centre on the sought-after All Saints Street, The Old Surgery is a unique and charming four-bedroom period home. It stands out with its spacious layout, a south-facing garden, and allocated off-road parking, making it a rare find in such a central location.

The ground floor boasts a light-filled open-plan kitchen, dining, and living area, complete with integrated appliances such as a Neff oven, gas hob, dishwasher, and hot water tap, alongside generous worktop space. A separate lounge, dining, or snug room offers additional flexible living space, ideal for entertaining and everyday family life.

Upstairs, the principal bedroom features an en-suite shower room, while a family bathroom serves two further double bedrooms and a large single room.

Outside, the south-facing garden is a suntrap, combining decking, lawn, and paved areas for relaxing or socialising. The garden provides direct access to Sheep Market Street, where the property's allocated off-road parking space is conveniently located—a rare luxury for such a central location. Practical features such as a utility room, downstairs WC, and spacious hallways add to the home's functionality.

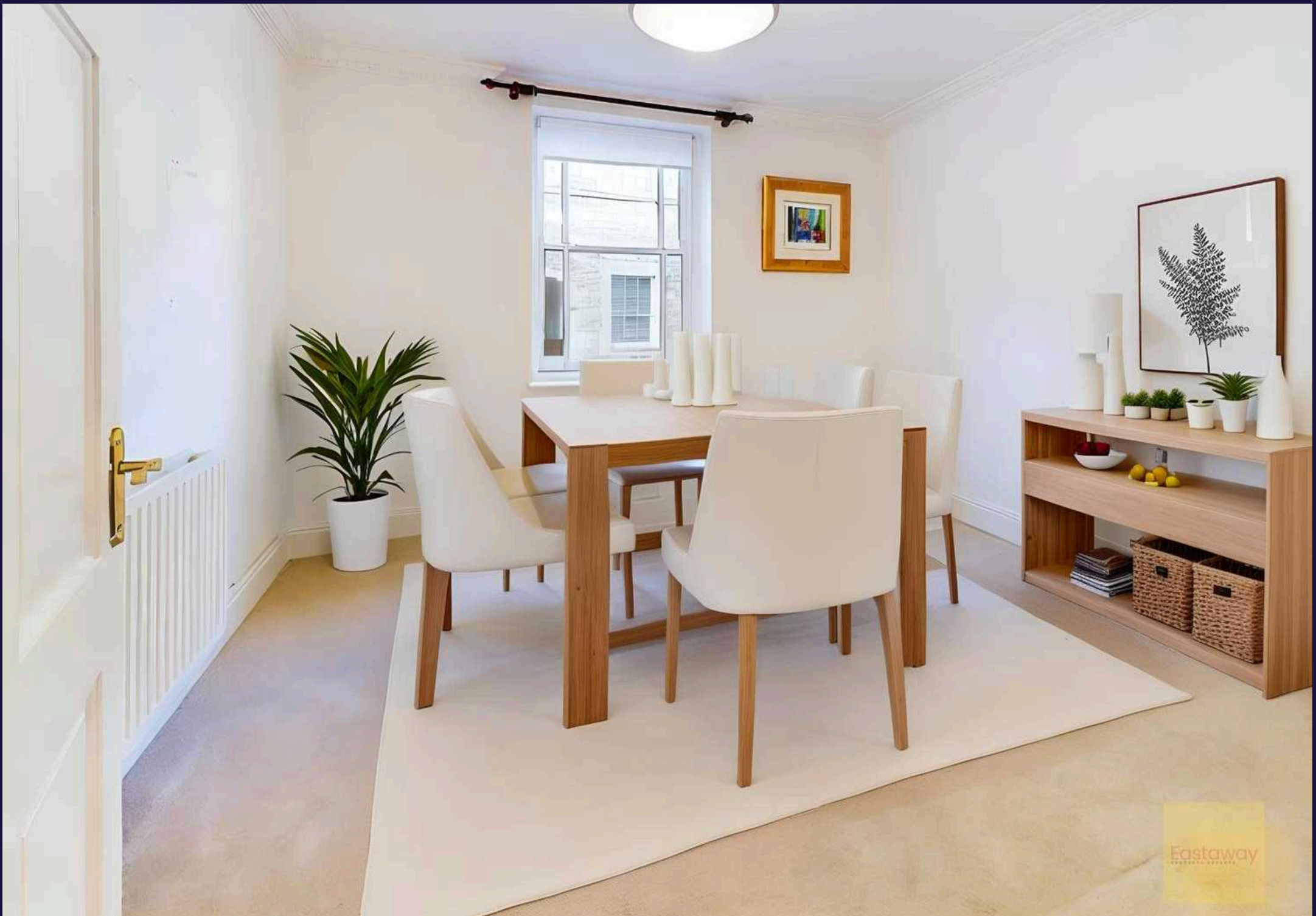
Offered with no onward chain and an exciting potential for further development, this home is ready for its next chapter. Just a short stroll from Stamford's shops, restaurants, and amenities, The Old Surgery is a unique opportunity to enjoy town-centre living without compromising on space, a garden, or parking.

Agents Note: Further development is subject to relevant planning permissions. Some images in this listing have been virtually staged to help viewers envisage the space.

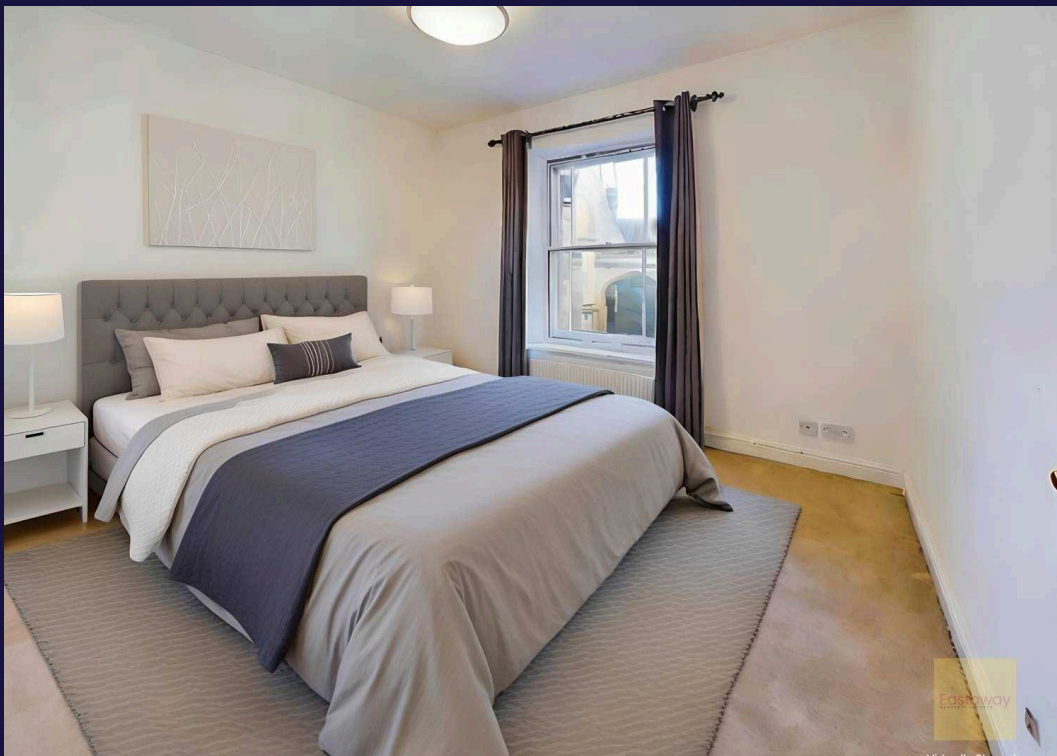
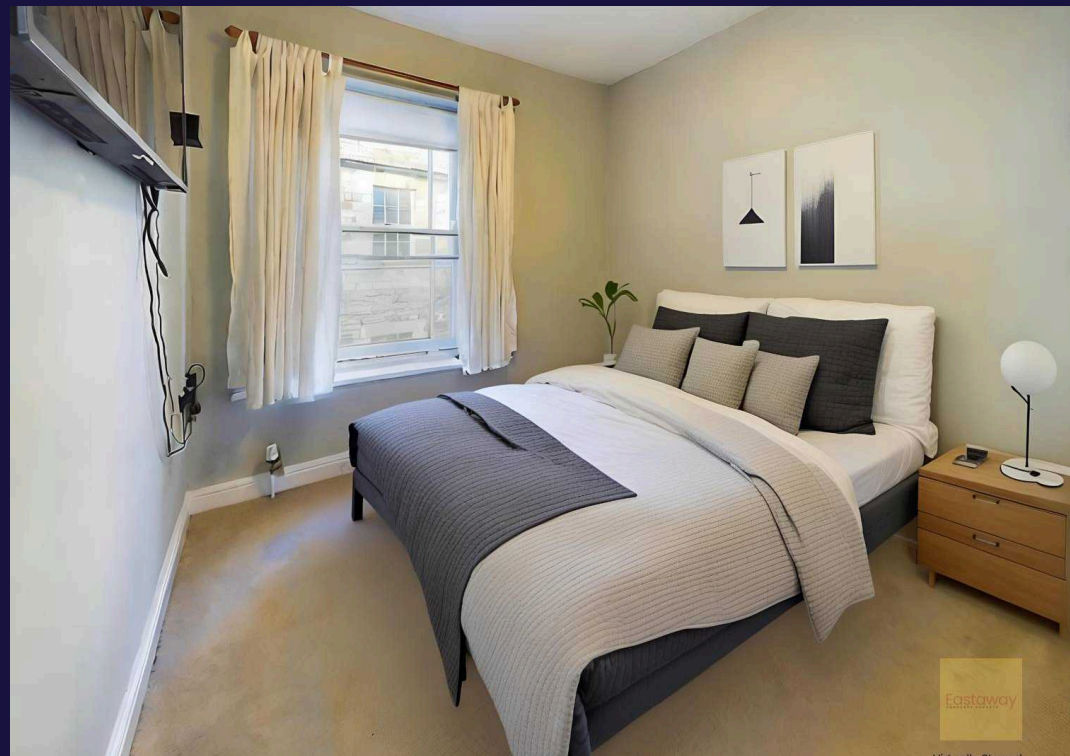
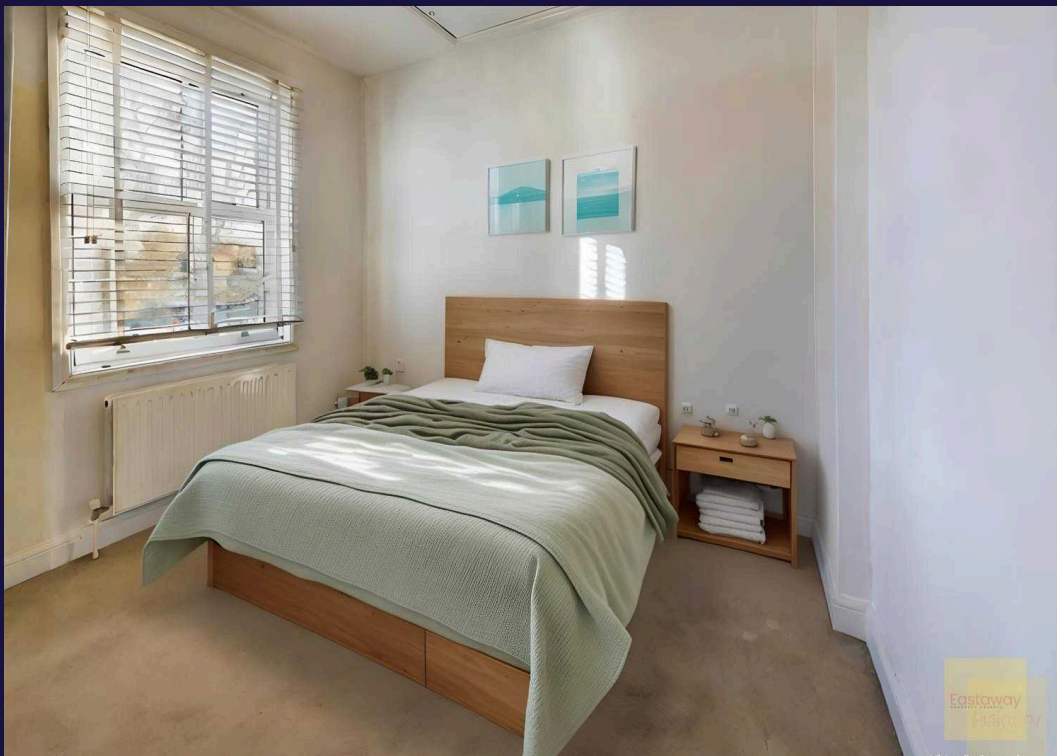




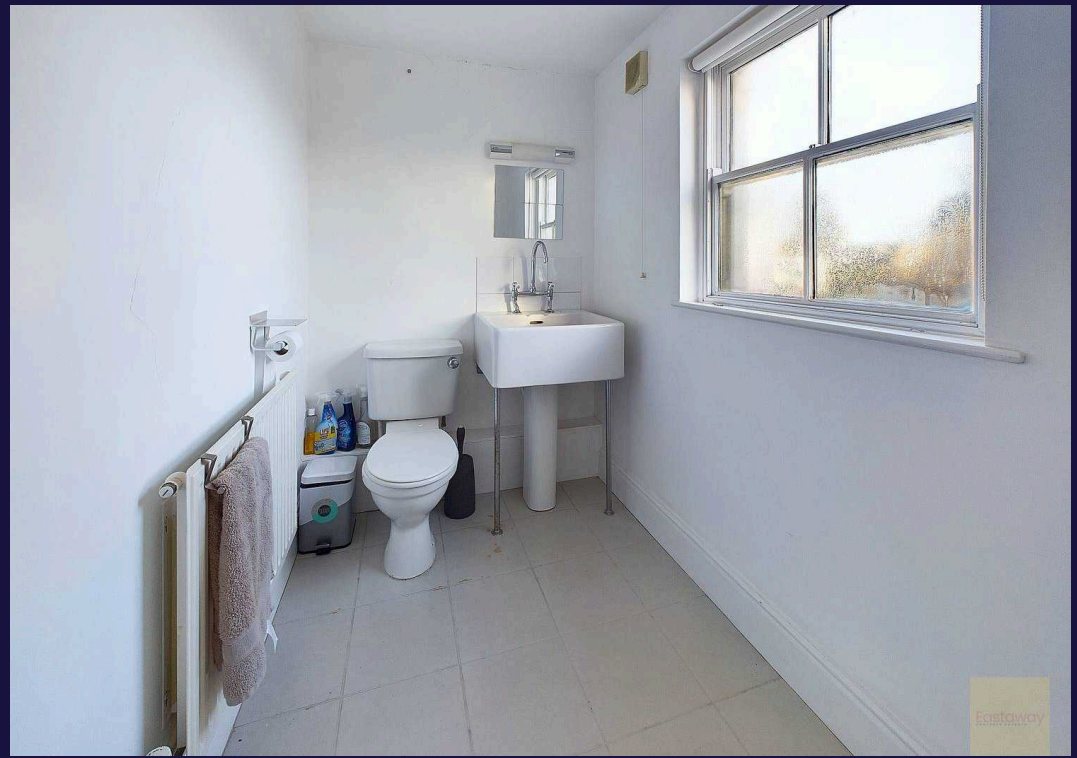
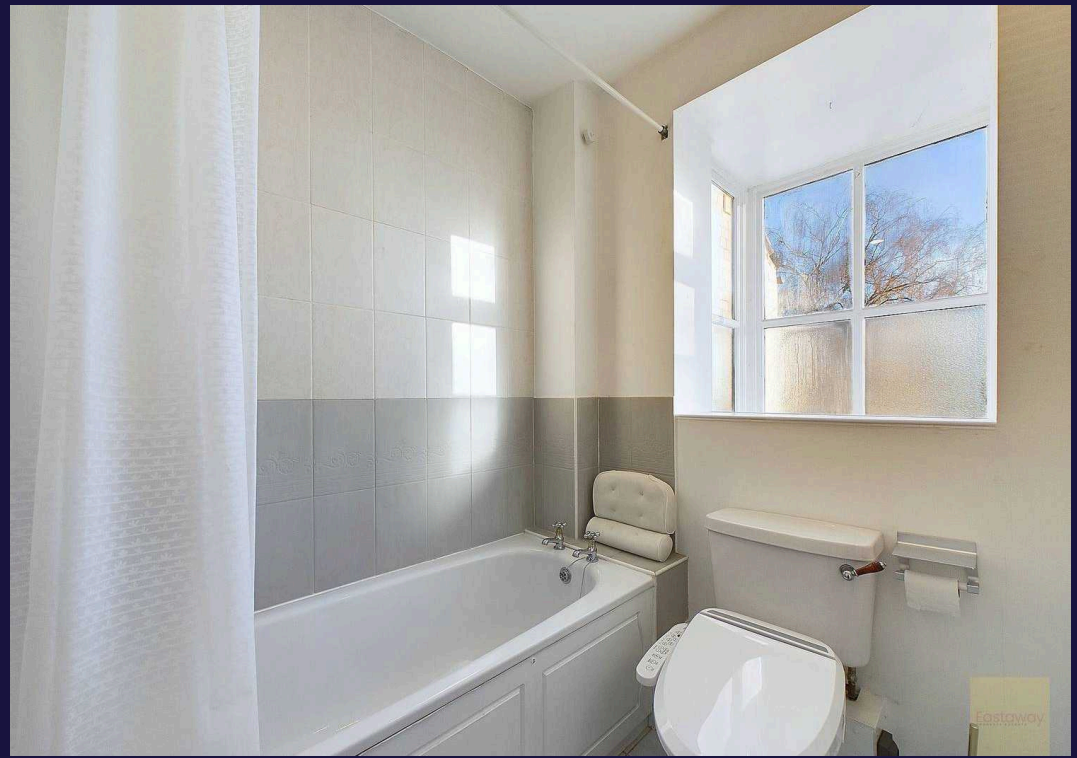




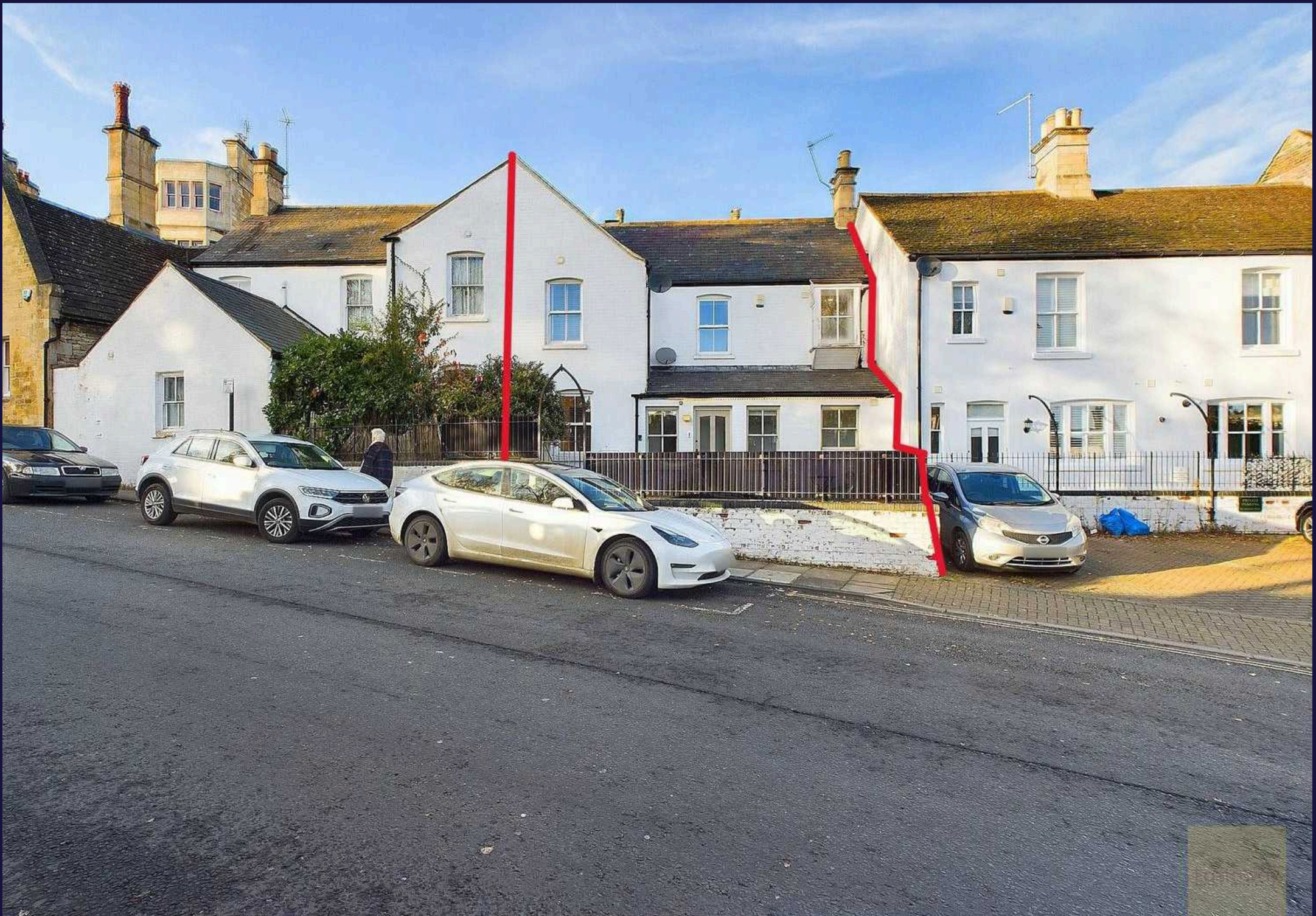








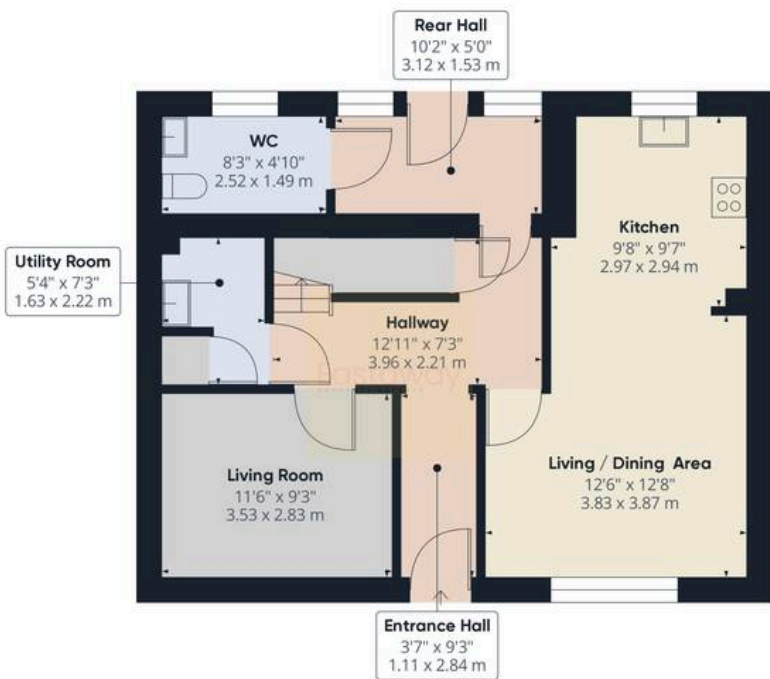




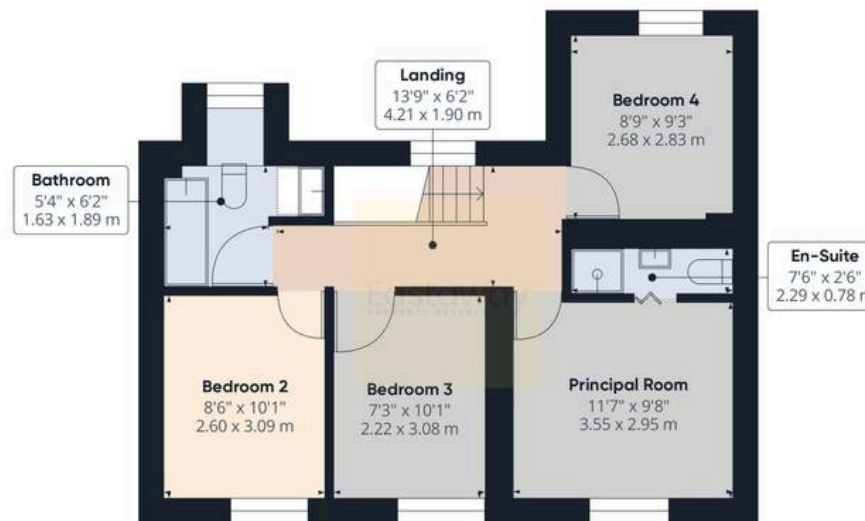








Ground Floor



Floor 1

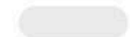
Approximate total area<sup>(1)</sup>

1073.81 ft<sup>2</sup>  
99.76 m<sup>2</sup>

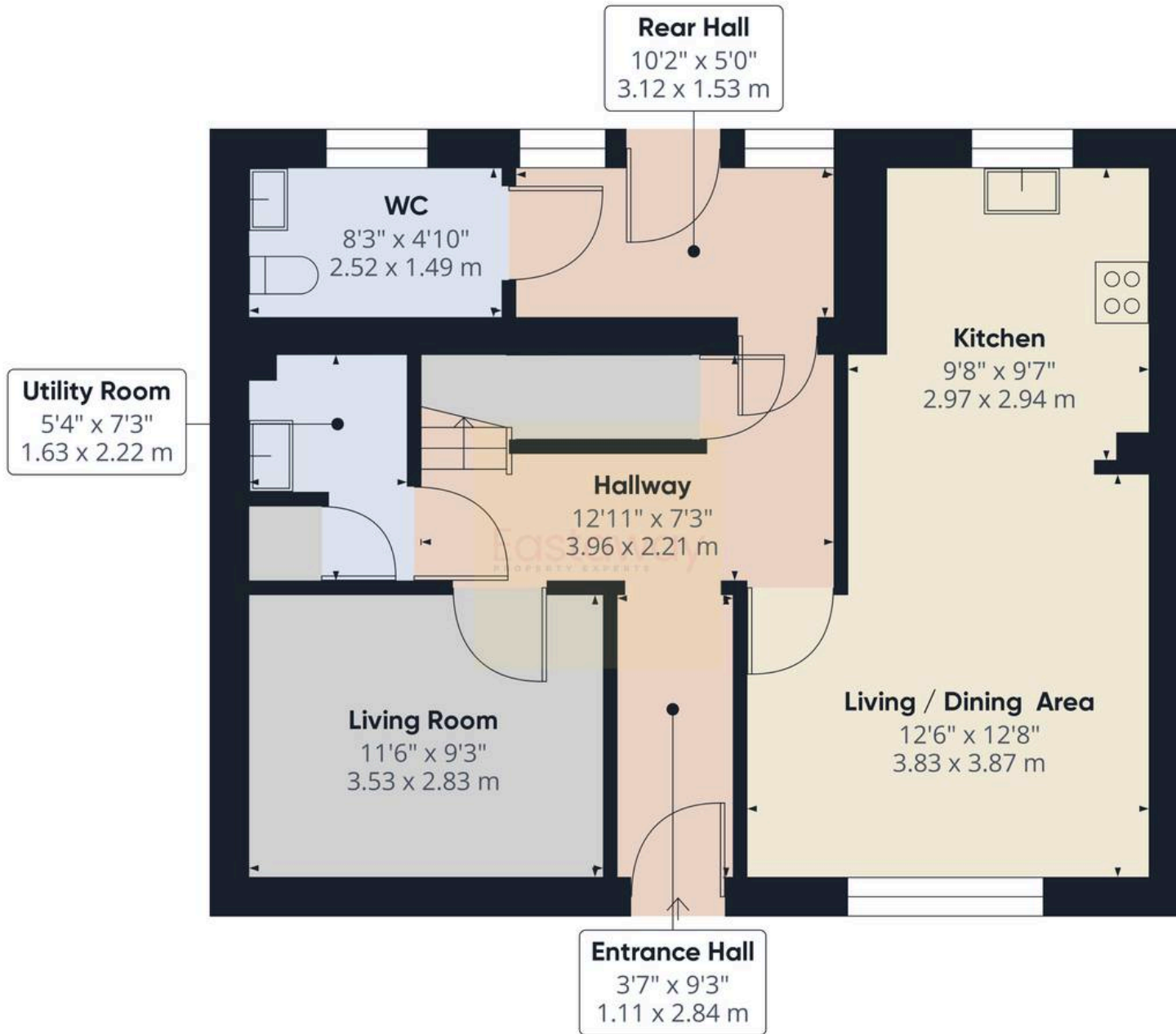
(1) Excluding balconies and terraces

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.







**Approximate total area<sup>(1)</sup>**  
605.69 ft<sup>2</sup>  
56.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor





Floor 1

**Approximate total area<sup>(1)</sup>**  
468.12 ft<sup>2</sup>  
43.49 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

**Approximate total area<sup>(1)</sup>**  
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(1) Excluding balconies and terraces

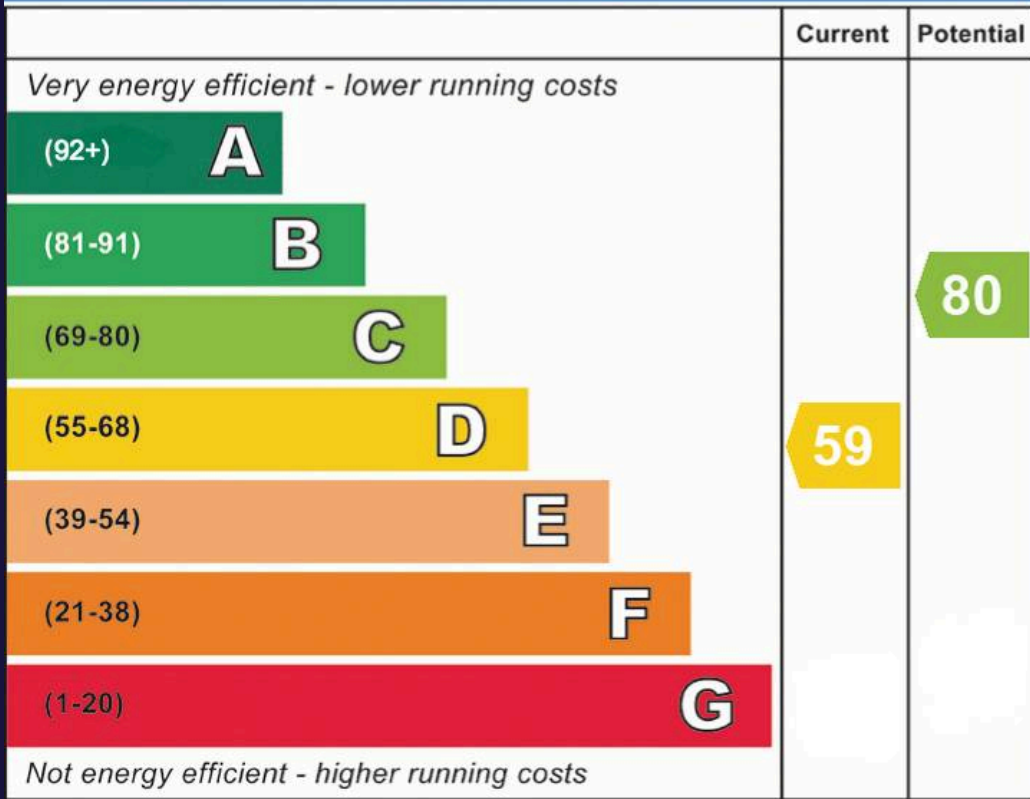
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## Energy Efficiency Rating

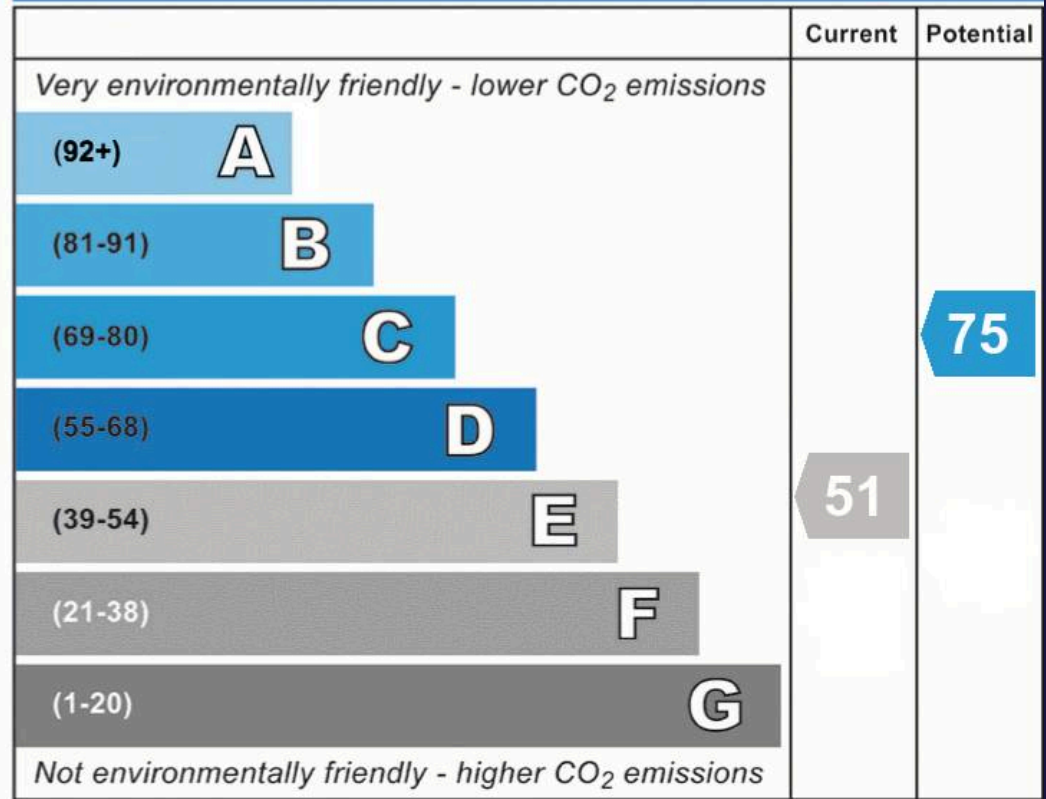


England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC









Images that show furnished rooms in this property have been virtually staged to help envisage the space.

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