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18 Reform Street, Stamford, PE9 2XB

In Excess of £750,000

18 Reform Street, Stamford

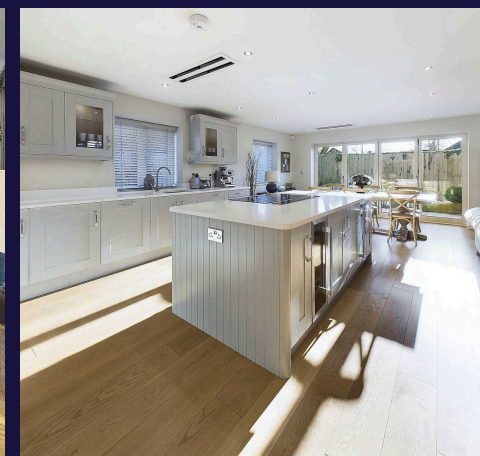
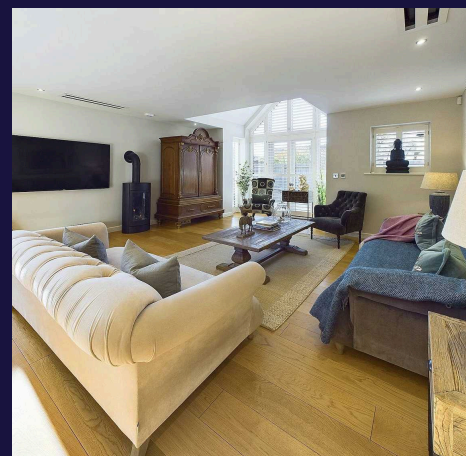
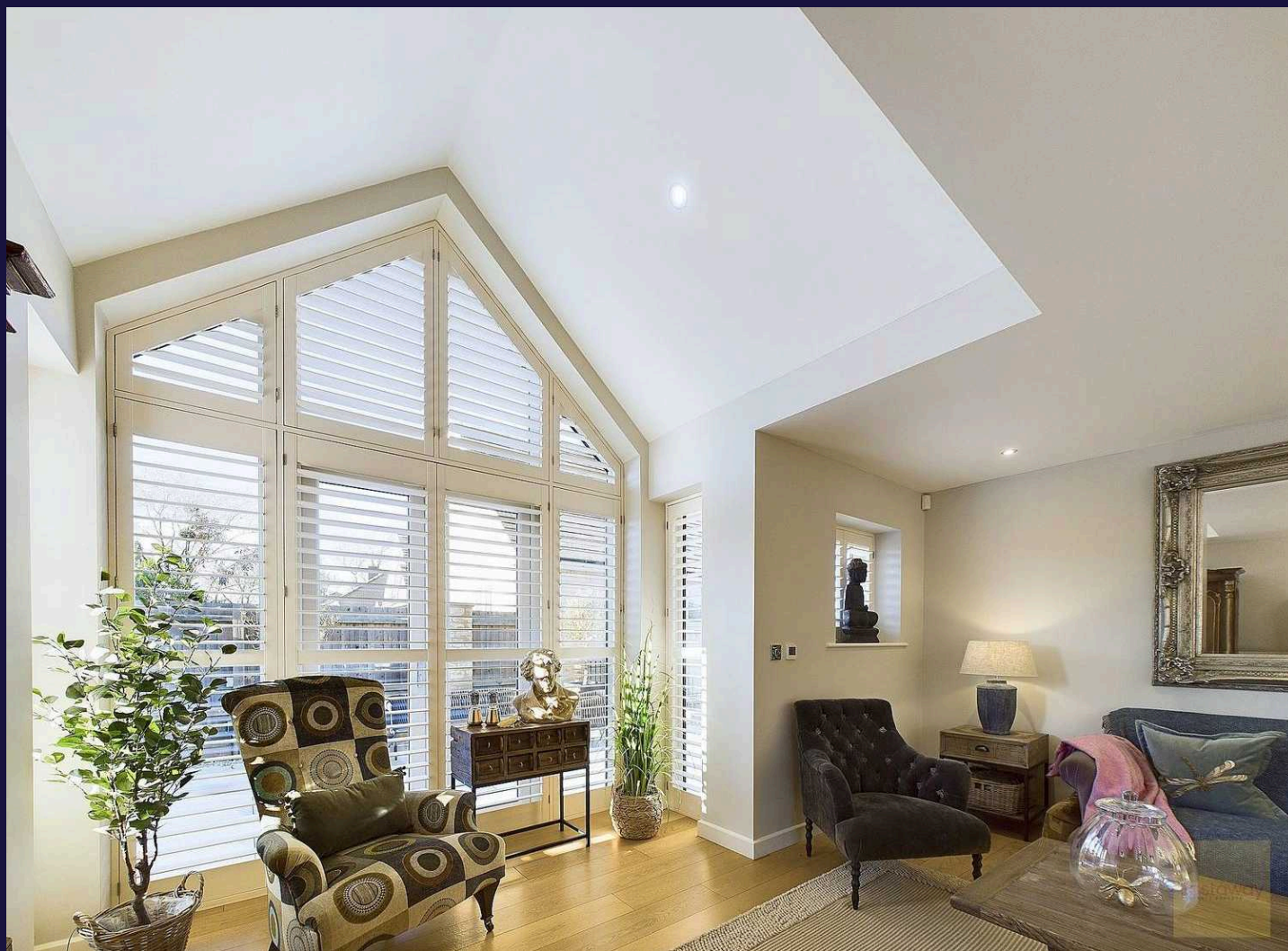
Beautiful home near Stamford centre. Open-plan living, high-spec kitchen, 3 beds (2 ensuites), landscaped garden, south-facing patio, oversized garage. Stylish living in a peaceful setting. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Quiet yet convenient location, just minutes from Stamford town centre
- Oversized double garage with electric door and further driveway parking
- South-facing wrap-around garden with landscaped areas and multiple patio spaces
- Architect-designed bungalow built by Elton Homes with premium craftsmanship throughout
- Spacious open-plan kitchen, dining, and living area with vaulted ceiling, bi-folding doors, and a gas log burner
- Air conditioning in the main living, dining and kitchen area
- Utility room with ample storage, tiled flooring, and space for laundry appliances
- Three generously sized bedrooms, two with stylish en-suite shower rooms



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Situated in a quiet and private location close to Stamford's vibrant town centre, this stunning home, built by Elton Homes, delivers exceptional quality, style, and comfort. Thoughtfully designed with a focus on natural light, the open-plan kitchen, dining, and living area features vaulted ceilings, bi-fold doors to the garden, and a cosy gas log burner.

The high-spec kitchen is fully fitted with NEFF appliances, including two ovens (one with a warming drawer), a ceramic hob with an extractor fan, a fridge, freezer, dishwasher, and dual wine fridges. Finished with granite worktops and under-cabinet lighting, this space is as functional as it is stylish. The living area includes air conditioning for year-round comfort, and oak flooring provides a warm and inviting feel throughout the home.

The property's living accommodation is arranged on one level and includes three spacious bedrooms, two of which feature modern en-suite shower rooms. All bathrooms are equipped with electric radiators for added warmth, and a further family bathroom is located off the main hallway.

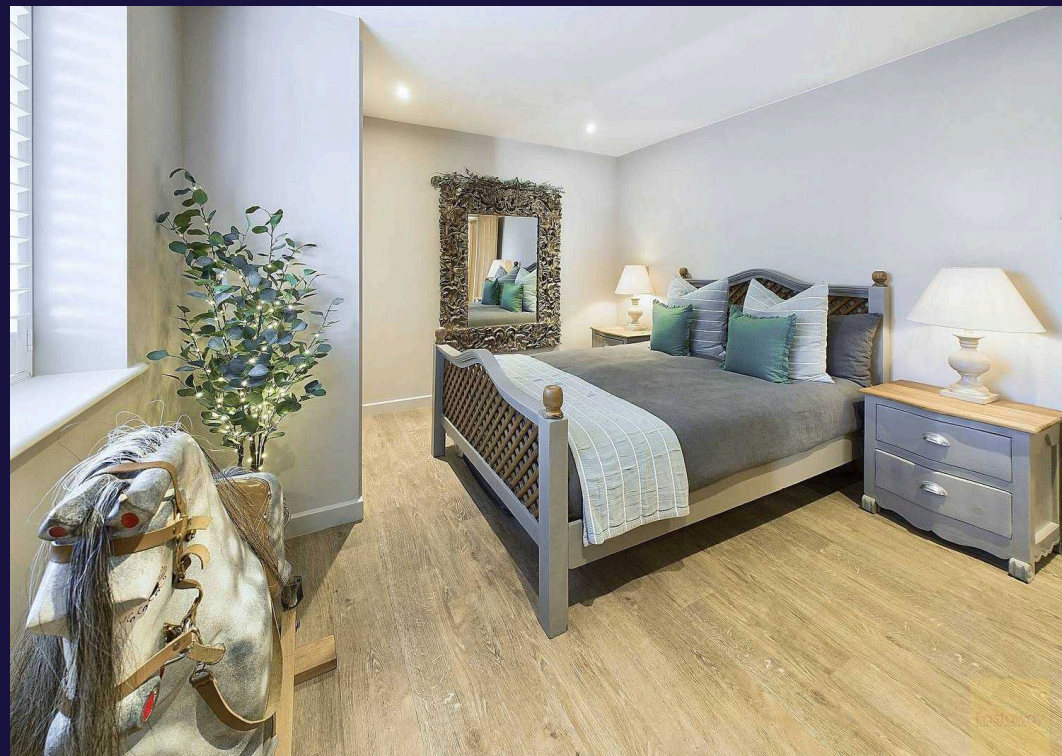
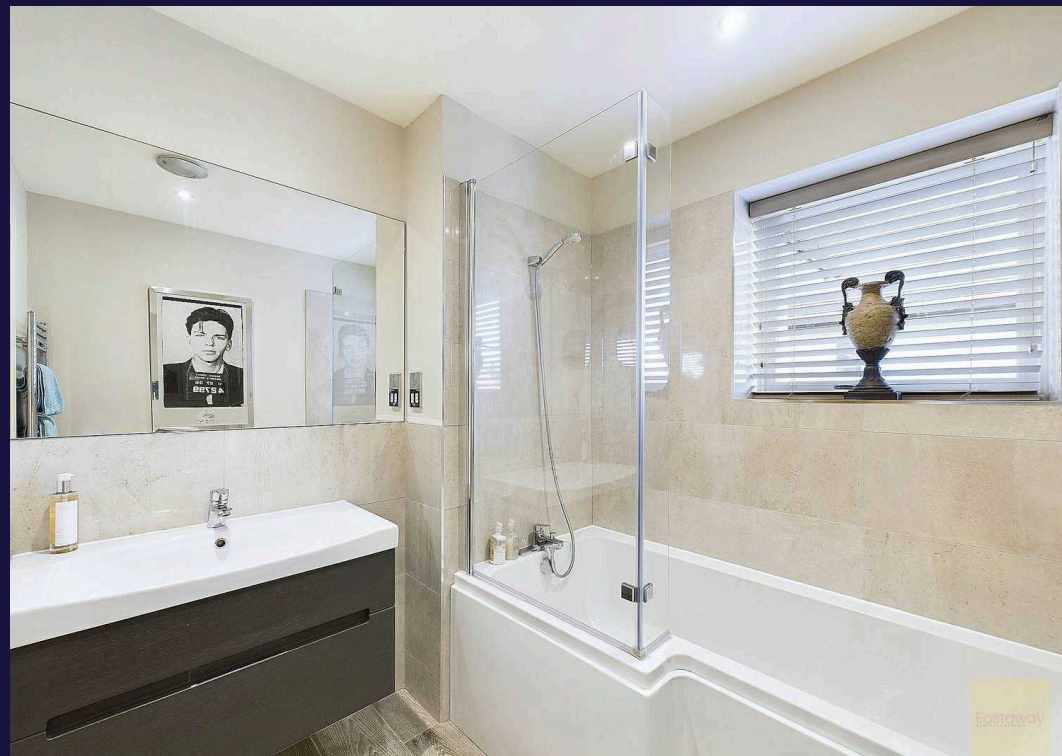
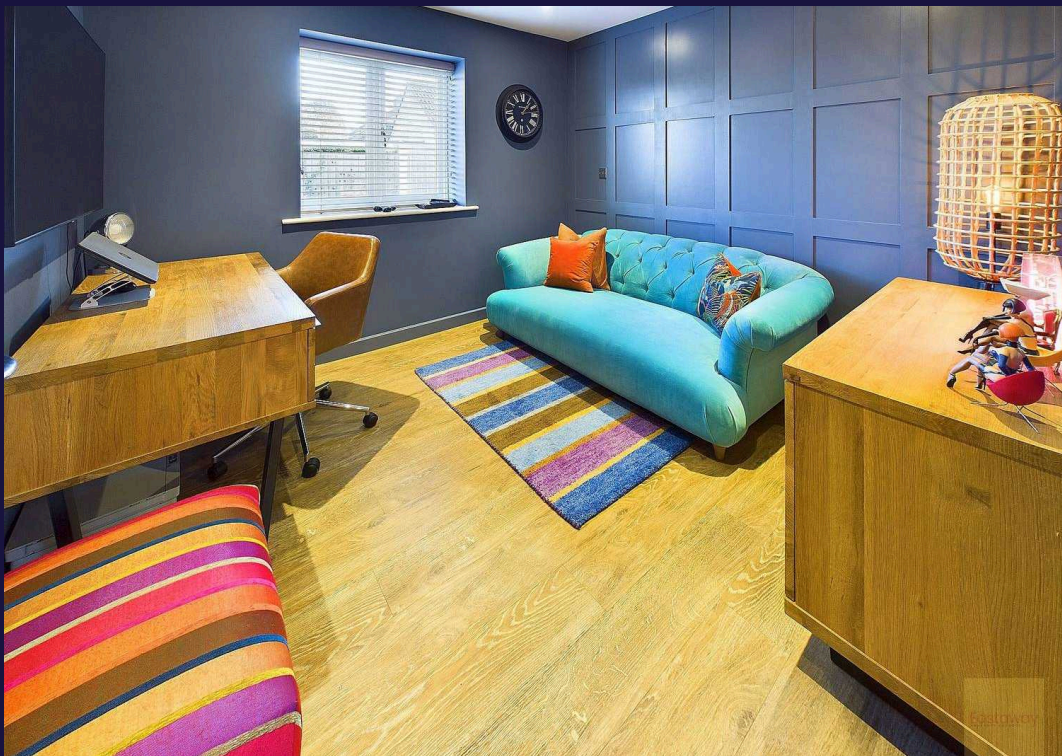
The utility room off the kitchen provides practical storage and space for laundry appliances, with a tiled floor for easy maintenance.

The outdoor spaces are impressive and private. The south-facing wrap-around garden features beautifully landscaped areas, raised flower beds, and patio spaces, perfect for dining, relaxing, and entertaining. A secured gated entrance leads to the home, while an oversized double garage with an electric door, providing parking for 2-3 vehicles, can be accessed from the driveway.

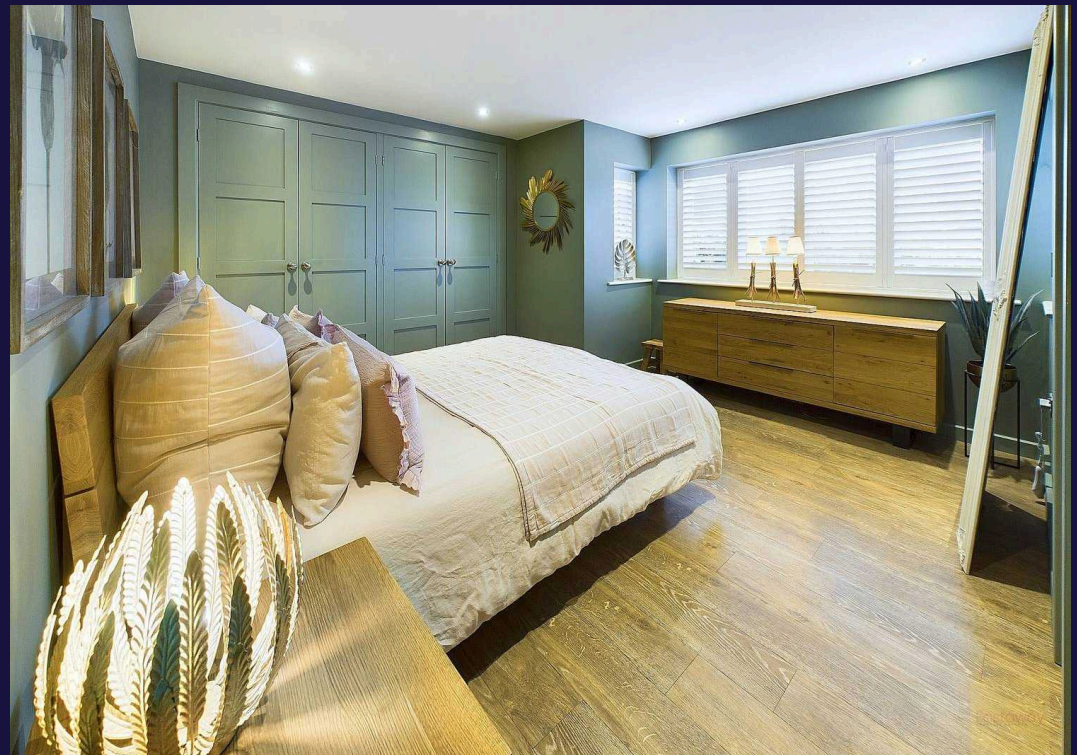
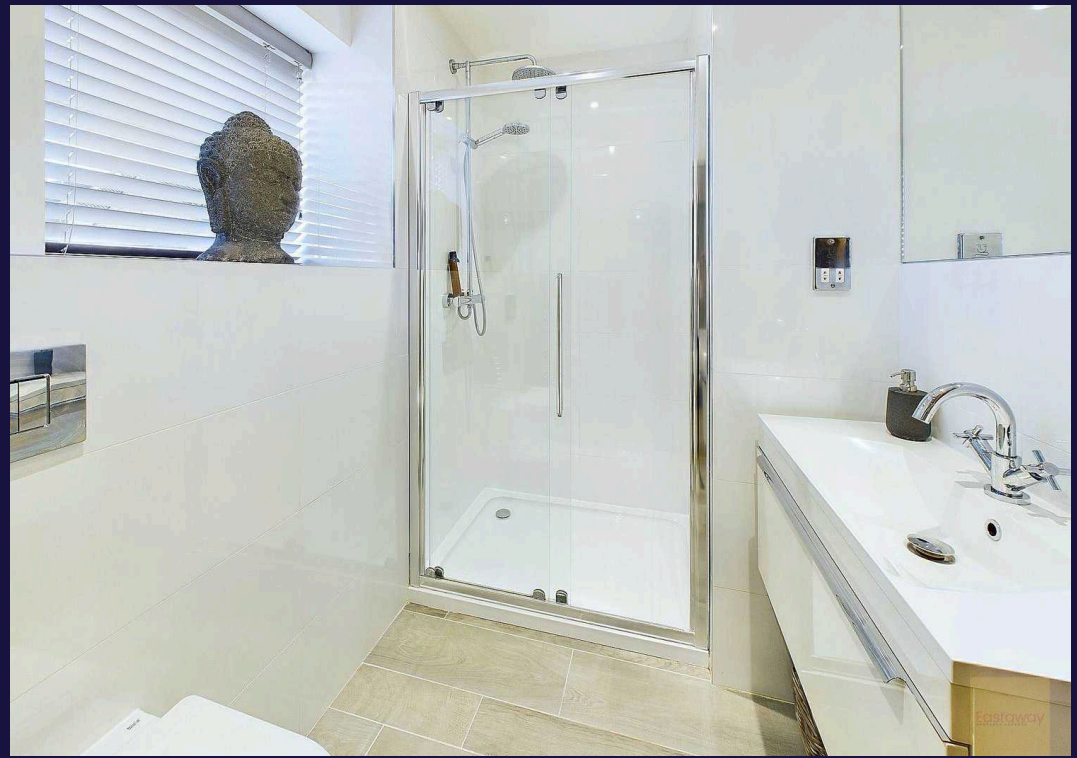
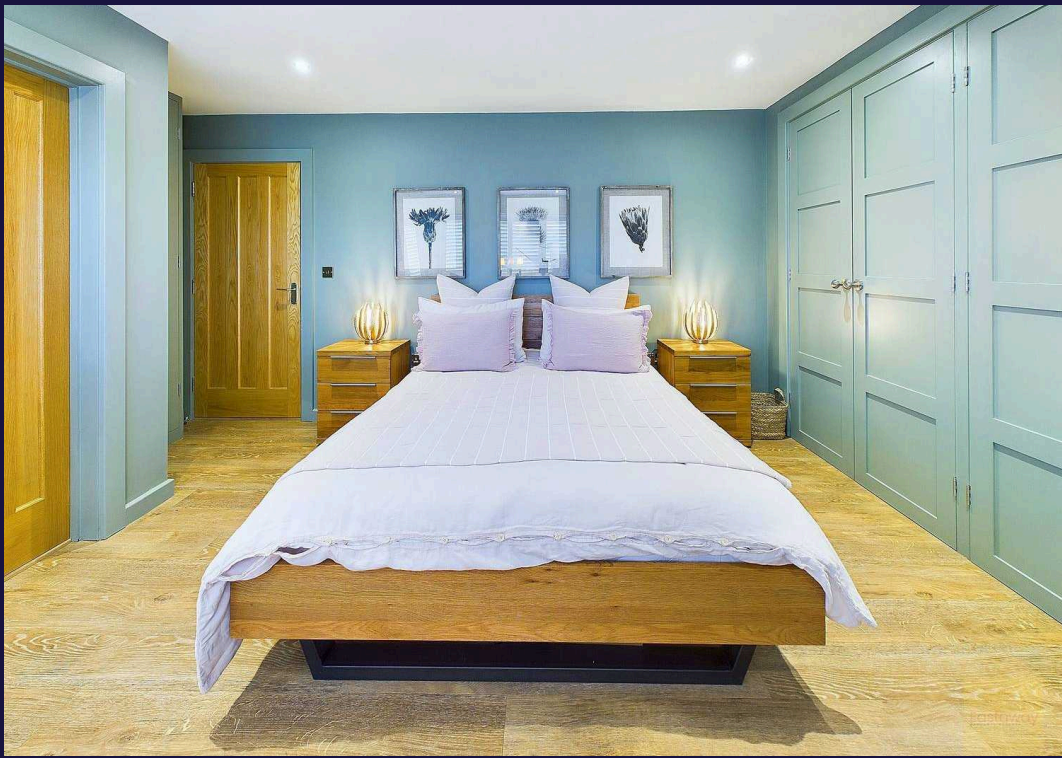
With its contemporary design, high-quality finishes, and excellent location, this Elton Homes property is perfect for anyone seeking stylish, low-maintenance living in a peaceful setting. Don't miss the opportunity to view this exceptional property—schedule your visit today!





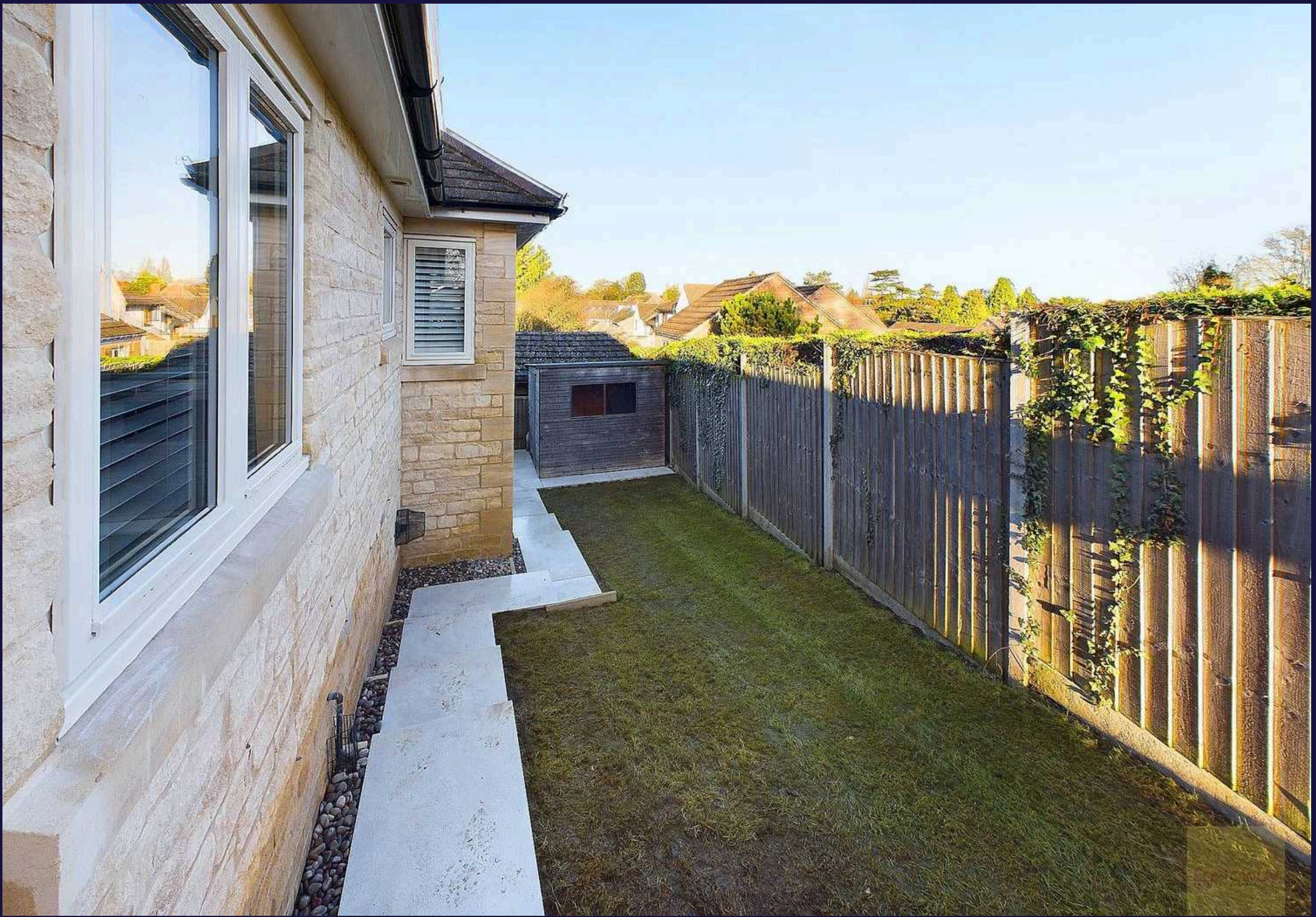
















Ground Floor



Floor 1

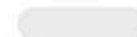
Approximate total area⁽¹⁾

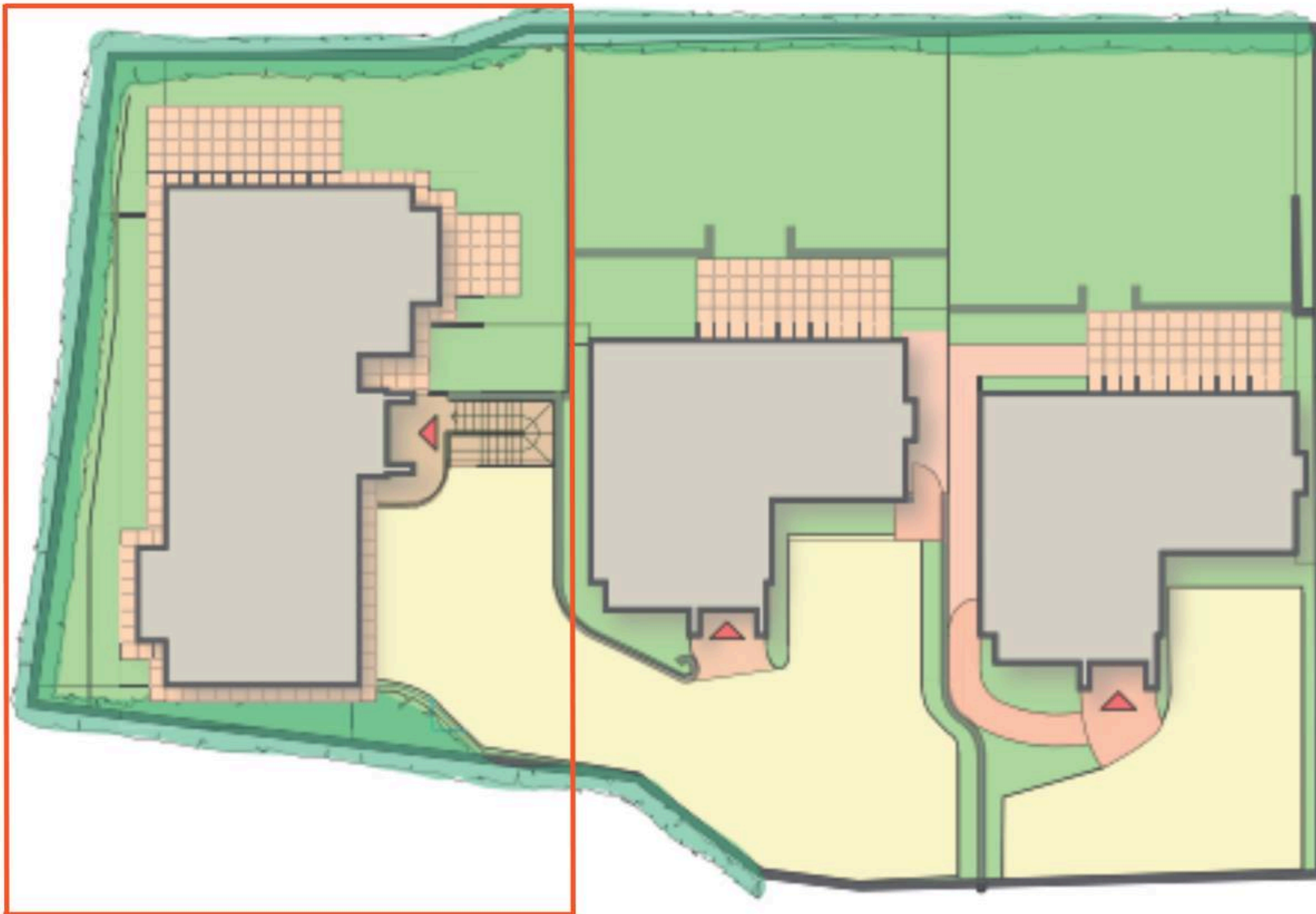
1751.29 ft²
162.7 m²

(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.





Outline for reference only to highlight which property it is and its plot. Not to scale, not exact plot outline. Do not show current patio / lawn layout.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



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