

Conduit Road

Stamford, PE9 1QL

Price Guide £430,000

Richardson

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Positioned on Conduit Road in Stamford, this beautifully presented Victorian bay-fronted mid-town house combines period character with reconfigured and modernised accommodation arranged over three floors. The property benefits from a spacious open-plan kitchen/dining room, versatile living accommodation, three double bedrooms, replacement double glazing and gas central heating, together with an attractive south-westerly facing rear garden.

The ground floor has been thoughtfully reconfigured, with the repositioning of the staircase creating a welcoming entrance hall and incorporating a ground floor cloakroom. The entrance hall leads through to an impressive open-plan kitchen/dining room, fitted with generous storage, a modern central island and ample space for a dining table. The layout flows naturally into a separate L-shaped living area, featuring a log-burning stove, underfloor heating and twin-aspect bi-fold doors opening directly onto the rear garden.

To the first floor, the landing provides access to the principal bedroom, complete with integrated wardrobe storage and a refitted en-suite shower room. A further double bedroom, currently utilised as a sewing studio, and a contemporary family bathroom, refitted to a high standard, complete this floor.

The second floor provides a third double bedroom, featuring a Velux roof window and bespoke integrated storage.

To the rear, the property enjoys an established and attractive south-westerly facing garden, thoughtfully arranged with paved seating areas, gravel pathways and mature planting. Enclosed by timber fencing, the garden offers a good degree of privacy, with established shrubs, flowering plants and a variety of greenery creating an appealing outdoor setting. A paved patio provides an ideal space for outdoor dining and entertaining, while a timber garden shed offers useful additional storage.

Entrance Hall

Kitchen
13'1" x 12'0" (4.01m x 3.67m)

Dining Room
9'4" x 9'2" (2.87m x 2.81m)

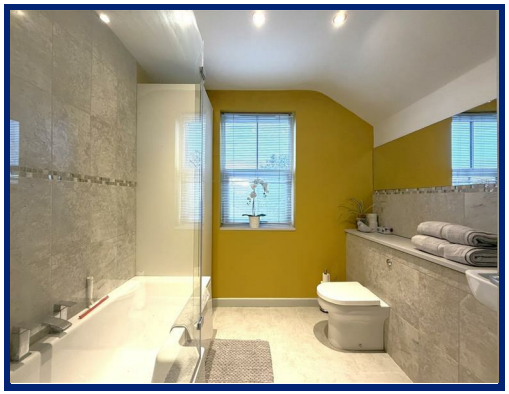
Living Room
20'4" x 15'2" (6.21m x 4.63m)















Cloakroom

First Floor Landing

Bedroom
15'2" x 10'11" (4.63m x 3.35m)

Shower Ensuite

Bedroom
9'10" x 9'1" (3.01m x 2.79m)

Family Bathroom

Second Floor

Bedroom
15'2" x 13'5" (4.63m x 4.11m)

External Details
Attractive south-westerly facing garden, with paved seating areas, gravel pathways and mature planting. Enclosed by timber fencing, the garden offers a good degree of privacy, with shrubs, flowering plants and a variety of greenery. A paved patio provides an ideal space for outdoor dining and entertaining, while a timber garden shed offers useful additional storage

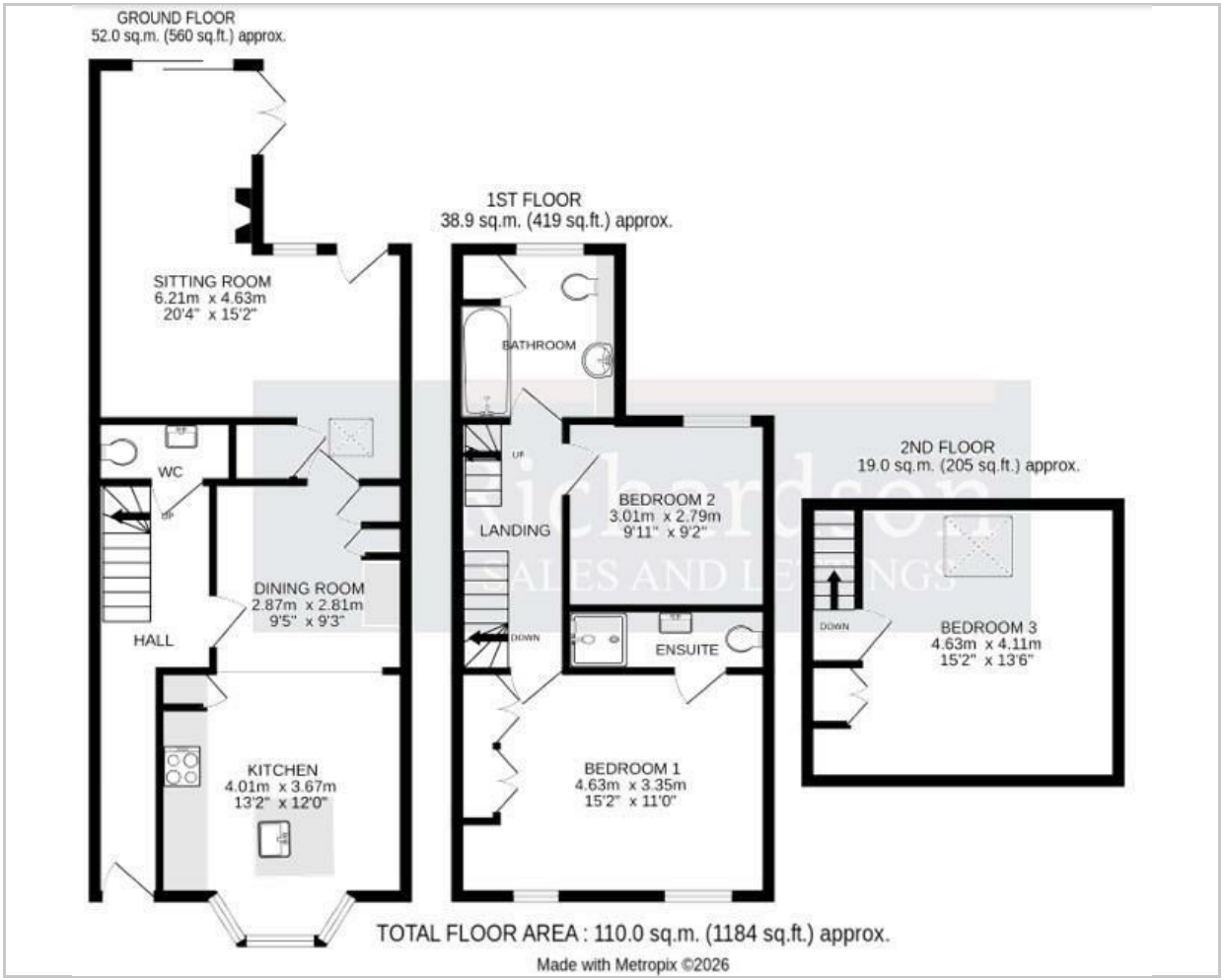
Services
All Mains Services Connected- Underfloor heating in living area. Gas Central Heating throughout the rest of the house.

Council Tax
South Kesteven District Council Tax Band C

Communications
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk

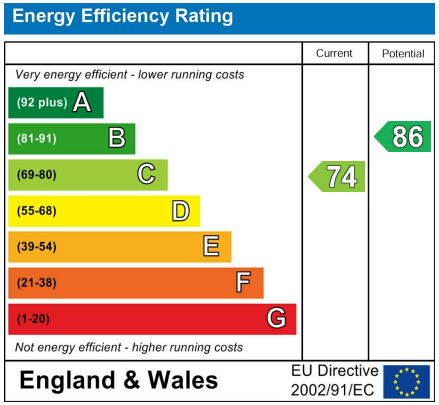
Floor Plan



Area Map



Energy Efficiency Graph



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