



## 3 All Saints Place, Stamford, PE9 2AG

Set in the heart of Stamford, overlooking All Saint's Church and Red Lion Square, this period Grade II Listed town house dates originally back to the 17th Century and was extensively renovated a Century later. The property comes with a wealth of period features that includes fielded paneling, a sweeping staircase and high ceilings, as well as three spacious bedrooms on the first floor and a fourth bedroom/attic room on the third floor.

Three reception rooms on the ground floor are accessed by an impressive entrance hall with a flag stone floor. There is a generous kitchen breakfast room, that comes with a pantry, as well as three reception rooms, three store rooms and a large cellar.

To the side of the property is an secure patio area, whilst to the rear is a large, two tiered lawn garden with mature borders, trees and stunning views over Stamford.

Available from mid November, deposit £3,403, holding deposit £680.

**£2,750 PCM**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Beautiful period town house
- Spacious accommodation
- Paneled entrance hall and dining room
- Electric heating
- Council Tax Band - E, EPC exempt

- Set in the heart of Stamford
- Three large bedrooms with a fourth bedroom/attic room
- Ample storage rooms & cellar
- Generous two tiered garden
- Available mid November, Deposit - £3,173, Holding Deposit - £634



### ACCOMMODATION:

- Entrance Hall
- Sitting Room  
6.60m x 4.65m (21'8 x 15'3)
- Dining Room  
4.62m x 4.37m (15'2 x 14'4)
- Study  
3.76m x 3.35m (12'4 x 11')
- W/C
- Breakfast Kitchen  
5.05m x 4.50m (16'7 x 14'9)
- Pantry
- Rear Hall Way
- Store Room
- Second Store Room
- Third Store Room
- Cellar  
6.93m x 4.72m (22'9 x 15'6)

- Landing
- Main Bedroom  
5.74m x 4.75m (18'10 x 15'7)
- Bedroom Two  
4.85m x 4.60m (15'11 x 15'1)
- Bedroom Three  
5.21m x 4.93m (17'1 x 16'2)
- Bathroom  
3.78m x 2.69m (12'5 x 8'10)
- Separate W/C
- Landing
- Bedroom Four/Attic Room  
7.75m x 4.62m (25'5 x 15'2)
- Dressing Room  
4.62m x 2.97m (15'2 x 9'9)
- Attic Store Room  
5.41m x 4.55m (17'9 x 14'11)

### FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)