

## 4 Laburnum Villas Cliff Road, Stamford, PE9 1AF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	78
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
	England & Wales	

Set in the very heart of Stamford and enjoying a delightful position backing directly onto the Recreation Ground Road park, this rarely available characterful semi-detached home offers a peaceful and picturesque setting, ideal for those seeking both charm and convenience. With an established front garden and an enclosed courtyard to the rear, complete with useful outbuildings, the property combines period appeal with practical outdoor space.

The accommodation is both inviting and well-proportioned, beginning with an entrance hall that leads through to a spacious and light-filled living room, perfect for relaxing or entertaining. The fitted kitchen is thoughtfully arranged and benefits from a walk-in pantry, providing excellent storage and functionality.

To the first floor, the property continues to impress with two double bedrooms, each offering ample space for furnishings, along with a stylishly refitted and spacious shower room.

Externally, the rear garden has been designed for low maintenance while still offering a private and tranquil retreat, enhanced by the presence of outbuildings that provide additional storage or potential for a variety of uses. The established front garden not only adds to the property's kerb appeal but also offers scope for creating off-street parking, subject to the necessary consents.

Offered to the market with no onward chain, this charming home presents a rare opportunity to acquire a character property in such a sought-after and idyllic location—early viewing is highly recommended to fully appreciate all that it has to offer.

**Asking Price £325,000 Freehold**

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.

- Rarely Available Character Property in Central Stamford
- Spacious Living Room
- Re-fitted Shower Room
- Mature Front Garden with Potential for Parking
- EPC Rating D Council Tax Band B
- Two Double Bedrooms
- Kitchen with Pantry
- Rear Garden with Outbuildings
- Walking Distance to Central Stamford
- No Upward Chain



**ACCOMMODATION:**

**Entrance Hall**

**Living Room**  
4.80m x 4.24m (15'9" x 13'11")

**Kitchen**  
4.22m x 2.13m (13'10" x 7'0")

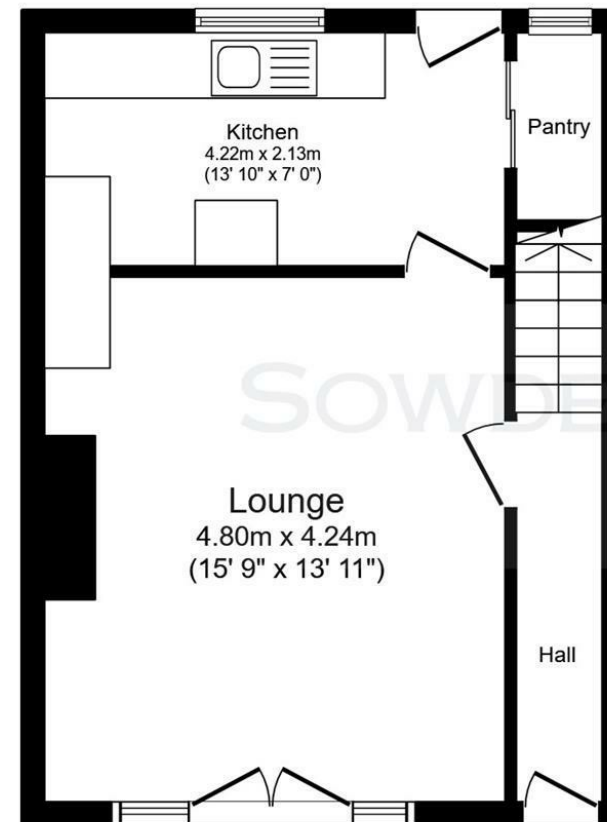
**First Floor Landing**

**Master Bedroom**  
3.96m x 2.74m (13'0" x 9'0")

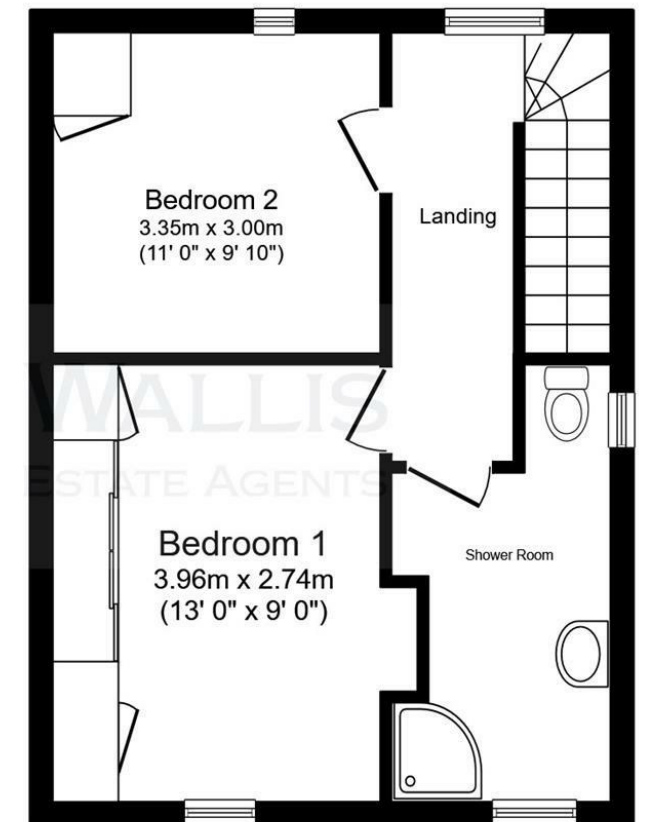
**Bedroom Two**  
3.35m x 3.00m (11'0" x 9'10")

**Shower Room**

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

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)