



## 55 Queens Street, Stamford, Lincolnshire, PE9 1QS

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   | 43        |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                                     |           |
| (81-91) B                                                       |           |
| (69-80) C                                                       |           |
| (55-68) D                                                       | 68        |
| (39-54) E                                                       |           |
| (21-38) F                                                       | 34        |
| (1-20) G                                                        |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |

Located on a popular residential street just a short walk from Stamford town centre, this attractive period home has been significantly improved by the current owner, combining character features with stylish modern finishes.

The property is entered via a striking entrance hall with newly tiled flooring, setting the tone for the accommodation beyond. There is a stylish open plan lounge family room, featuring a bay window, fireplace, high ceilings and shutters, creating an elegant and inviting living space. To the rear, a spacious breakfast kitchen spans the width of the property, providing ample room for dining and everyday living, with access to a useful cellar located beneath the dining area.

The upper floors offer generous and flexible accommodation. The first floor hosts an impressive principal suite, complete with a large dressing room fitted with extensive wardrobes and a four-piece en-suite bathroom, along with two further bedrooms. On the second floor, there is an additional large bedroom and a shower room, ideal for guests or growing families.

Externally, the property benefits from a south-west facing rear patio garden, with the added advantage of gated off-street parking accessed via a rear lane.

A superb period home in a highly convenient location, offering a blend of character, space and modern living.

NO CHAIN

**Guide Price £675,000 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.

- Beautiful period home
- Four bedrooms
- Kitchen breakfast room
- West facing courtyard
- Gas fired central heating

- Walking distance to town
- Large reception room
- Two bathrooms
- Off street parking to the rear
- EPC- E, Council Tax Band - D, NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
4.32m x 5.16m into bay (14'2 x 16'11 into bay)

**Dining Room**  
3.71m x 3.96m, 0.00m (12'2 x 13,0)

**Kitchen**  
5.72m x 4.22m narrowing to 3.61m (18'9 x 13'10 narrowing to 11'10)

**Cellar**  
3.53m x 2.69m (11'7 x 8'10)

**Utility & W/C**  
1.65m x 2.41m (5'5 x 7'11)

**Landing**

**Master Bedroom**  
3.96m x 3.68m (13'0 x 12'1)

**Dressing Room**  
4.24m x 2.08m to wardrobe front (13'11 x 6'10 to wardrobe front)

**Ensuite**  
2.34m x 3.43m (7'8 x 11'3)

**Bedroom Two**  
3.71m x 5.16m into bay (12'2 x 16'11 into bay)

**Bedroom Four**  
2.18m x 3.45m (7'2 x 11'4)

**Stairs to Second Floor**

**Bedroom Three**  
5.33m x 3.38m (17'6 x 11'1)

**Shower Room**  
2.03m x 2.31m (6'8 x 7'7)

**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