

## 61 Essex Road, Stamford, PE9 1LG

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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	
<b>62</b>	
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) <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	

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.

This spacious and beautifully presented two-bedroom mid-terrace home is perfectly positioned within easy walking distance of Stamford's vibrant town centre. Offering generous living accommodation and a delightful mix of modern comfort and character, this home is ideal for first-time buyers, downsizers, or investors alike.

The property is set over two floors and welcomes you through a bright entrance hall with stairs leading to the first floor. The light-filled living room provides a warm and inviting space, featuring a charming fireplace and ample room for relaxation and entertaining. The modern kitchen offers an excellent range of units and seamlessly opens into a large conservatory, creating a wonderful additional living and dining area that overlooks the rear garden.

Upstairs, the landing leads to two generous double bedrooms, both benefiting from built-in wardrobes, and a stylish three-piece family bathroom.

Outside, the property continues to impress with a gravelled driveway offering ample off-road parking. The enclosed rear garden enjoys a lovely sense of privacy, featuring a timber decking seating area, gravel garden with inset footpath, and mature shrub borders—perfect for outdoor dining or unwinding in the sunshine.

**Asking Price £235,000 Freehold**

- Two Double Bedroom Mid Terrace Home
- Walking Distance to Stamford Town Centre
- Living Room with Wood Burner
- Low Maintenance Rear Garden

- Driveway for Several Cars To Front
- Spacious Conservatory
- Fitted Kitchen
- EPC Rating D Council Tax Band A



**ACCOMMODATION:**

**Entrance Hall** 2.13m x 2.26m (7'0 x 7'5)

**Lounge**  
3.45m x 4.24m (11'4 x 13'11)

**Kitchen / Breakfast Room**  
5.46m x 1.78m (17'11 x 5'10)

**Conservatory**  
4.75m x 2.67m (15'7 x 8'9)

**First Floor Landing**

**Master Bedroom**  
4.47m x 3.30m (14'8 x 10'10)

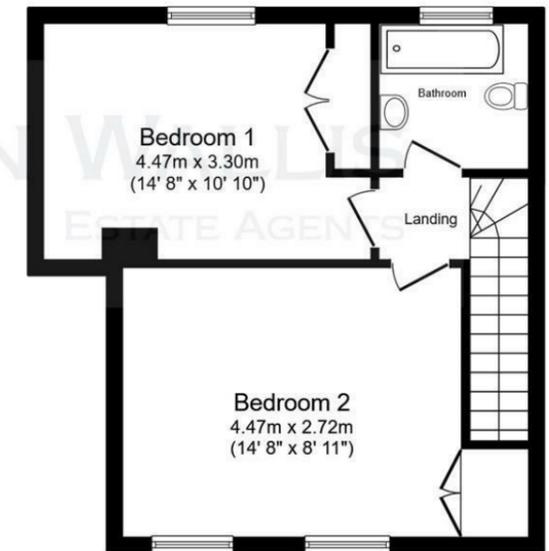
**Bedroom Two**  
4.47m x 2.72m (14'8 x 8'11)

**Bathroom/WC**

**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