



45A Queen Street

STAMFORD

45A QUEEN STREET

Stamford, PE9 1QS

Perfectly positioned just a short stroll from the vibrant heart of Stamford sits this beautifully presented and deceptively spacious townhouse, constructed in 2002 and thoughtfully updated by the current owners.

The welcoming entrance hall features decorative panelled walls and attractive tiled flooring, complemented by a practical guest cloakroom and ample in built storage for coats and shoes.

To the front of the property is a striking sitting room, filled with natural light through a square bay window fitted with bespoke plantation shutters. A feature fireplace, elegant wall panelling, and a custom radiator cover adds charm and character to the space.









Located to the rear of the ground floor is a sociable open-plan kitchen dining room which creates the perfect space for modern living and entertaining. French doors open onto an attractive landscaped, south-westerly facing rear garden. The kitchen itself is fitted with a range of wall and floor standing cabinets complete with integrated appliances including a gas hob, electric oven, extractor, slimline dishwasher, and fridge freezer. The gas central heating boiler is neatly located beside a rear door, which provides direct access to a secondary outdoor seating area.



first floor

The first floor offers three well-proportioned bedrooms and two bathrooms.

The principal bedroom includes a square bay window seat with storage incorporated, plantation shutters, bespoke fitted wardrobes, and access to a beautifully appointed Jack-and-Jill bathroom. Featuring panelled walls, elegant tiling, a freestanding claw-foot bath, separate shower enclosure, a loo, and wash basin with storage beneath. The bathroom is also accessible from the landing allowing great flexibility and ease of use.







A generous guest bedroom overlooks the rear garden and benefits from a recently fitted en suite shower room, while the third bedroom—also positioned at the rear—offers flexibility for use as a nursery, study, or additional guest room.

A second staircase leads to the top floor, where a delightful fourth bedroom offers excellent in built storage and a versatile recessed area currently used as a home office. The current owners advise that plumbing is already in place should a buyer wish to add an en suite shower room to this level (subject to any necessary consents).



step outside

The property enjoys a private, enclosed south-westerly facing garden with a stone terrace leading to a lawned area which is enclosed by a timber fence.

A rear gate opens to a shingle parking area providing off-street parking for two vehicles.



local amenities

Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.

services

Electric, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested by the agent).

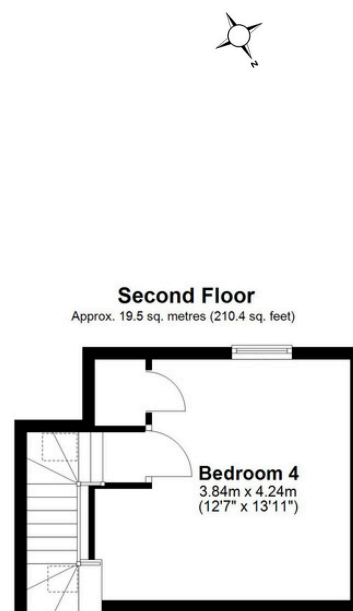
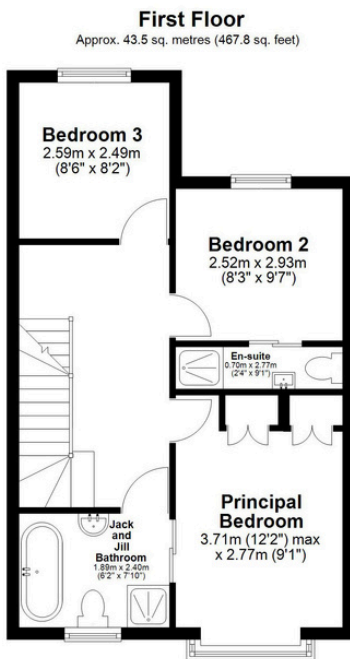
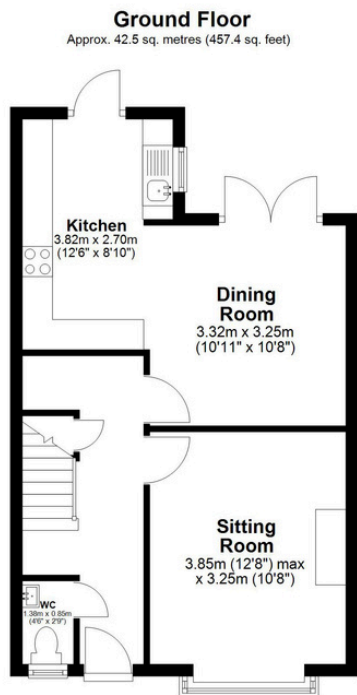
fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details

**Approximate Gross
Internal Area;**
105.5 sq m / 1135.6 sq ft



EPC rating: 72 | C

EPC potential: 81 | B

Local Authority: South Kesteven District Council

Council Tax Band: C

Tenure: Freehold

Possession: Vacant possession upon completion.

The site and floor plans forming part of these sale particulars are for identification purposes only.

All relevant details should be legally checked as appropriate.





Digby & Finch

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