



**nest**  
ESTATES



**Priory Road,**  
Stamford, PE9 2EU  
**£450,000**

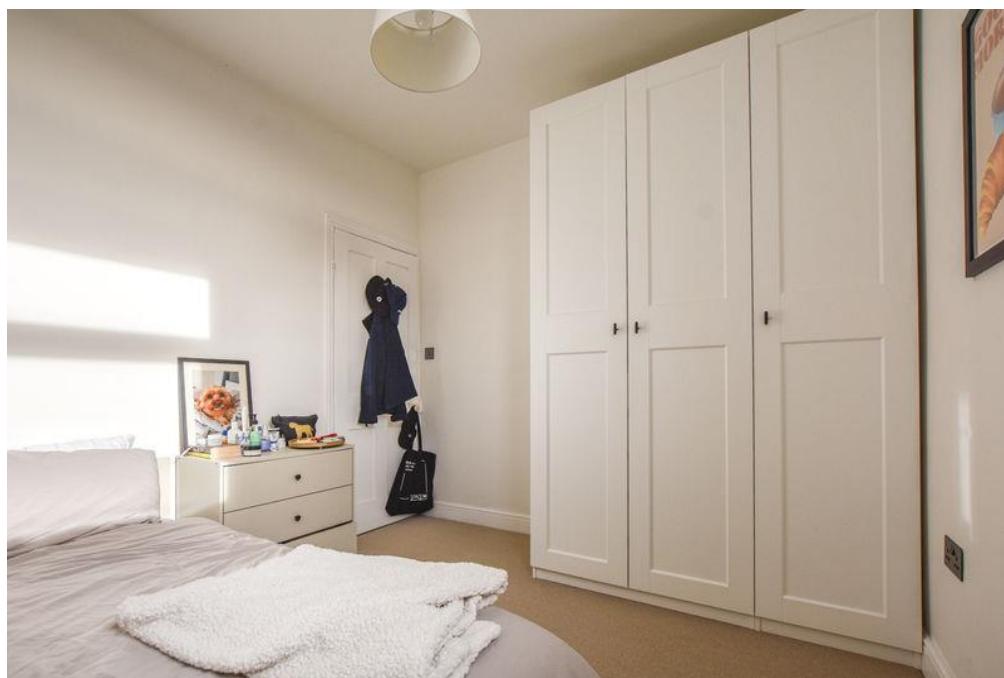
# SUMMARY

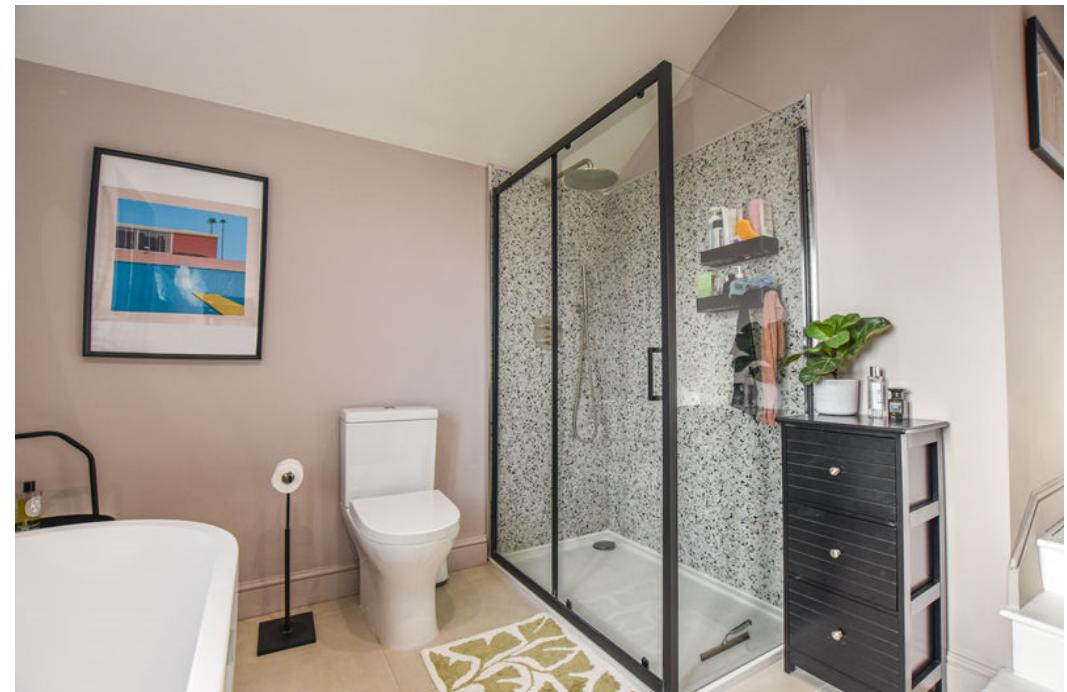
- Three Bedroom Period Semi Detached Home
- Central Stamford Location
- South Facing Garden
- Beautifully Renovated Throughout
- Close To Transport Links
- Full Fibre Broadband Up To 5Gb
- Garden Office / Gym
- EV Charger















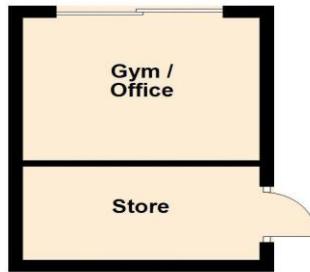
Located in central Stamford, this recently renovated three-bedroom period semi is a short walk from both the town centre, and Burghley House.

The accommodation has been meticulously restored to a high standard, retaining many of the original period features. At the centre of the house is a new island kitchen with quartz worktops, self-cleaning oven, downdraft hob, built in speaker system, and integrated appliances. To the front, the entrance hall leads onto a good-sized living room which includes a bay window featuring built-in shutters. To the rear of the property there is a handy utility room with a marble worktop, separate WC, as well a good-sized dining room which leads onto the south-facing garden. On the first floor you'll find the king-size master bedroom includes excellent storage and the original fireplace, a generous second double bedroom also with plenty of storage, and a third single bedroom currently used as a home office. The bathroom is spacious with large freestanding tub, separate rainfall shower, and an excellent view to catch the sunrise. Outside to the rear, the generous south-facing garden benefits from great light throughout the day, perfect for those summer BBQs. There is a great-sized gym/office/entertaining space featuring fantastic views across the allotment, as well as adequate shed space. To the front, there is offroad parking and an EV charger.

The property also benefits from a full re-wire, completely new plumbing & boiler, new windows and external doors throughout, and an upgraded water supply. Many of the houses on the street have extended into the loft (subject to planning permission). The loft is plaster boarded and offers great additional storage.

Priory Road offers great access to the town centre; it's less than a 10-minute walk to enjoy a coffee on the high-street. Stamford train station is a short walk or has plenty of nearby parking and provides good transport links to Birmingham, London and Stansted. You're just a few minutes stroll from Morrisons & Stamford Retail Park, and have great access to some fantastic walking spots along the River Welland or in the grounds of Burghley House.

**Ground Floor**  
Approx. 54.2 sq. metres (583.8 sq. feet)



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**First Floor**  
Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 91.5 sq. metres (984.7 sq. feet)

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