



Rutland Road, Stamford
£350,000



SPREY
PROPERTY



Situated within walking distance of Stamford's historic town centre, this beautifully refurbished two-bedroom home offers the perfect blend of modern living and classic charm. Thoughtfully renovated to a high standard by the current owner, the property is ready to move into and ideal for a wide range of buyers.

A practical porch welcomes you into a cosy yet stylish reception room, creating an immediate sense of warmth and comfort. This leads seamlessly into the heart of the home – a stunning open-plan kitchen, dining and entertaining space. Designed with modern lifestyles in mind, this sociable area features a high-quality Made in Britain kitchen, complete with integrated appliances, cleverly concealed workspaces, and sleek cabinetry.

Further enhancing the practicality of the ground floor is a discreetly positioned downstairs WC and a separate storage cupboard – ideal for coats, cleaning essentials or utility use.

The kitchen benefits from underfloor heating and electronic blinds, offering both luxury and convenience. A log burner provides a cosy focal point during the colder months, while wood-effect tiled flooring offers a durable and easy-to-maintain surface throughout the ground floor. Bi-fold doors open directly onto a beautifully landscaped rear garden, creating an effortless flow between indoor and outdoor living – ideal for entertaining during the warmer months.





Upstairs, you'll find two generously proportioned bedrooms, both finished in neutral tones and to a high specification. There is potential to reconfigure the layout to create a third bedroom if desired. The modern family bathroom serves the first floor and features a walk-in shower, a full-size bathtub, and stylish contemporary fittings.

Externally, the property benefits from ample driveway parking to the front, while the rear garden offers a tranquil and private retreat. The home also offers future scope for extension above the existing rear footprint, with footings already in place (subject to the necessary planning consents).

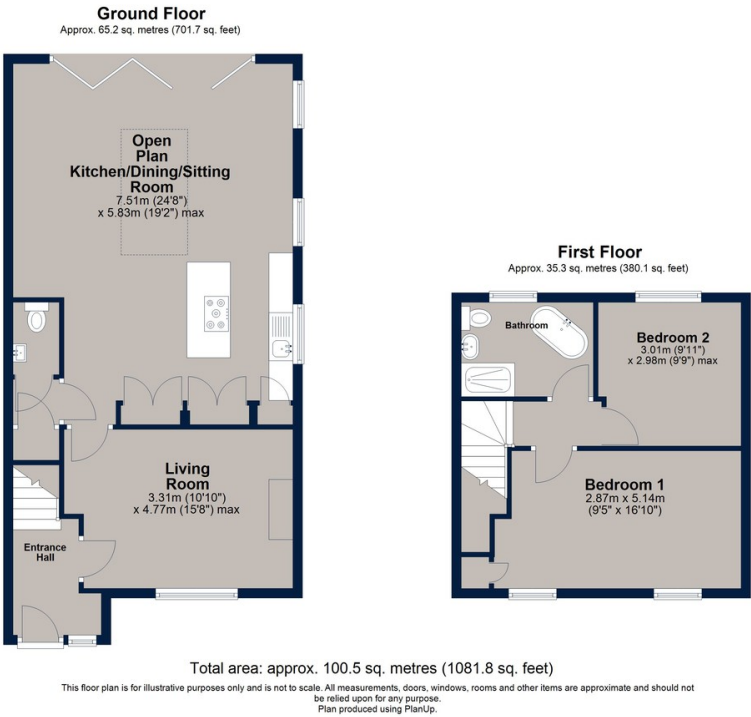
This is a rare opportunity to acquire a truly turn-key home in a highly sought-after location. Early viewing is strongly recommended.

Tenure: Freehold
 All Mains Services Connected
 Council Tax: B
 EPC : C

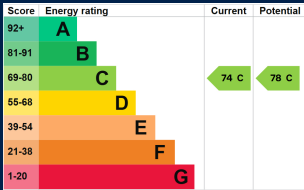




Rutland Road, Stamford



Immaculate and fully refurbished two-bedroom home in Stamford, just a short walk from town. Features open-plan kitchen/living, bi-fold doors to a landscaped garden, underfloor heating, log burner, and stylish bathroom. Turn-key and ready to move into.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements