



Offers Over £325,000 | Freehold

Rutland Road, Stamford PE9 1UP





## Key Features & Description

- Guide Price £325,000 - £350,000
- Immaculately Presented
- Open-plan kitchen/living
- Bi-fold doors to garden
- Underfloor heating
- Integrated appliances
- Log Burner
- Two double bedrooms
- EPC Rating C | Council Tax Band B

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.

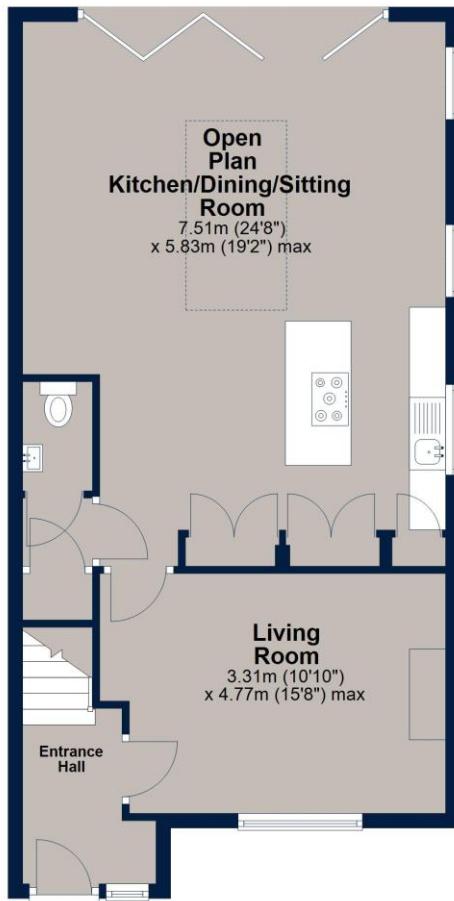
The kitchen benefits from underfloor heating and electronic blinds, offering both luxury and convenience. A log burner provides a cosy focal point during the colder months, while wood-effect tiled flooring offers a durable and easy-to-maintain surface throughout the ground floor. Bi-fold doors open directly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





## Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.