



15A
AUSTIN
STREET
STAMFORD



Do you dream of owning a quaint Victorian home in the heart of one of England's most ancient and unique market towns?

Welcome to 15A, Austin Street, a quiet lane set peacefully back from all the vivacity and vibrancy of Stamford's town centre.

Handsomely dressed in sandy-toned brick with a slate roof and traditional-style sash windows, this mid-terrace Victorian abode dates back to circa 1900.



PEACEFUL LIVING

Make your way to the front door, where a transom above the door draws light into the sitting room beyond. Dressed in soothing soft green-grey hues, bridged by a traditional white picture rail, high ceilings rise up above whilst a feature fireplace adds a focal point.





GO WITH THE FLOW

Flow through to the open-plan kitchen where wall and ceiling cabinetry provide lots of space to stow away paraphernalia. Dine at the breakfast bar, cleverly nestled beneath the stairs and tiled in a mirrored mosaic feature wall, amplifying light and adding a touch of finesse to mealtimes. Step out through the iron latch stable door to the rear and across to the outhouse to tend to the laundry. From here, a side access leads to Austin Street and the front of the home.



BLISSFUL BEDROOMS

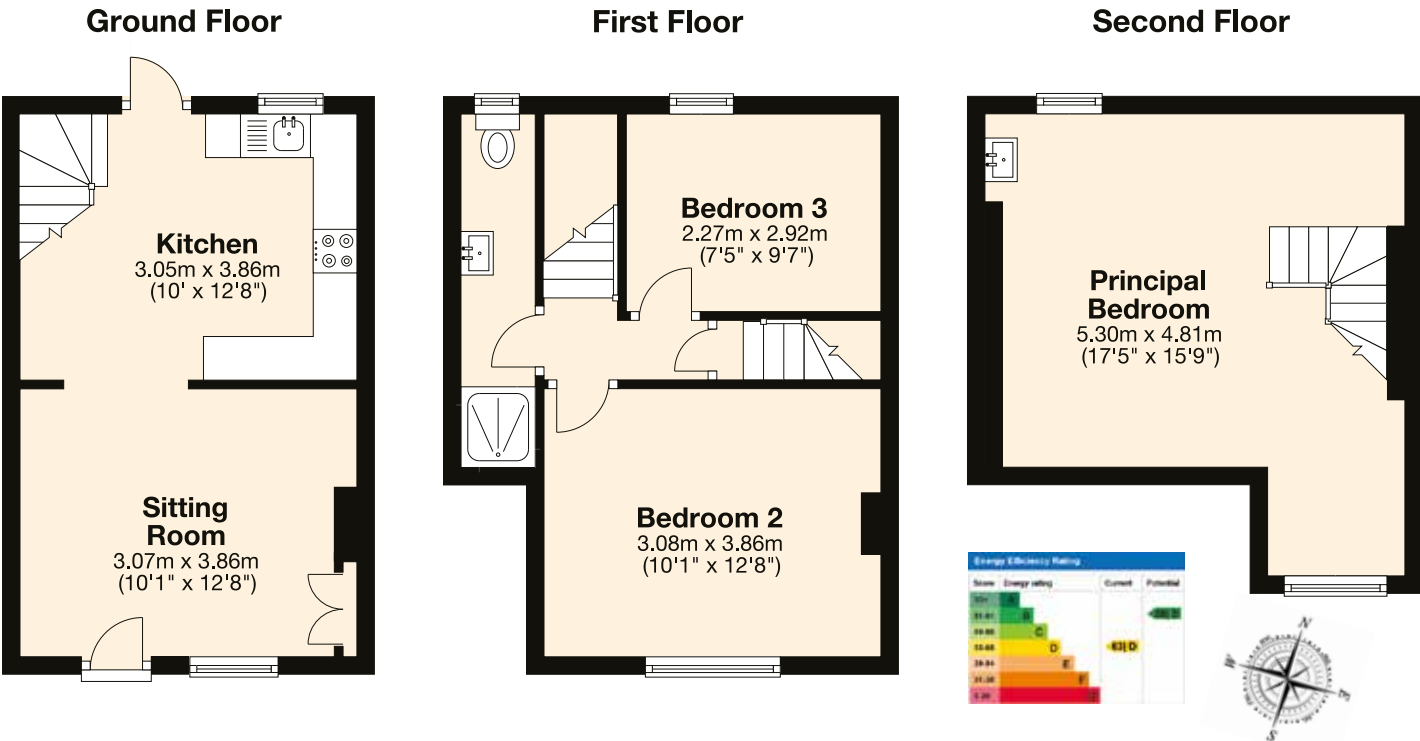
Ascend the painted wooden and panelled staircase up to the first floor where the character of the home continues. Note the quirky angles, latch doors and high ceilings. Emerging on the first landing, turn into the contemporary shower room.

The first bedroom to discover overlooks the quiet street to the front. This bright bedroom is dressed in soft blush pink and white, with space for a double bed and side tables. Plantation shutters adorn the sash window. Above, the ceiling slopes gently with the roofline for a characterful feel.

The next bedroom - adorned in earthy grey tones - overlooks the back of the home, quiet and cottage-like in its proportions with a recess area to add a dressing table.



A wooden latch door reveals a secret staircase leading up to the second floor. Passing a quirky arch make your way to the principal bedroom. Light beams through the south facing window, across the wooden flooring. Take a peep out of the pretty sash window to absorb the meadow view and the peaceful street below.



A STROLL FROM THE TOWN CENTRE...

Nestled in a peaceful conservation area, the quiet setting of Austin Street, close to Austin Friars Lane and country walks, is one of this home's many perks, alongside its central location.

Within easy walking distance of all the amenities, enjoy the best of both worlds, returning to a restful refuge in a calm neighbourhood at the end of a busy day shopping in the many boutique stores, or after a night sampling the bars and bistros along the cobbled streets of Stamford.

A town brimming with beautiful 18th and 19th century buildings, Stamford has seemingly escaped the urbanisation many town centres have endured. Stone-fronted cafes and restaurants, bookstores and music shops, independent grocers and butchers greet you on your jaunt through the market town.

Within the town itself, indulge in some olfactory delights with a trip to the Stamford Cheese Shop &

First Floor

Deli on the high street and sample a smidgen of their mellow local cheese Cote Hill Blue...pick up a pie from Nelsons, before strolling through the fresh green flats of the town meadows to work off your meal.

Only a mile outside of town, the Elizabethan delights of Burghley House, famous for its horse trials, entreat your attention with its glorious gardens.

Stamford's train line links you with Birmingham and Peterborough for connections to London. Of course, when you live in the centre of Stamford at the convenient and quaint 15A Austin Street, you may never wish to leave at all...

Local information

- Oakham** 12 miles (18 minutes)
- Uppingham** 12 miles (22 minutes)
- Peterborough Railway Station** 13.5 miles (19 minutes)
- Grantham** 23 miles (29 minutes)

Second Floor

- Chain free
- Conservation area
- Freehold
- Constructed circa 1900
- Gas central heating
- Mains electricity, water and sewage
- South Kesteven District Council, tax band C, £1,662.59 (2021/22)
- EPC rating D

Ground Floor: approx. 24.0 sq. metres (258.6 sq. feet)
First Floor: approx. 27.9 sq. metres (300.1 sq. feet)
Second Floor: approx. 21.5 sq. metres (231.0 sq. feet)
Total area: approx. 73.4 sq. metres (789.7 sq. feet)

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