

*16 Conduit Road  
Stamford  
Lincs  
PE9 1QQ*

**PRICE: £205,000 Freehold**



**DESCRIPTION:** Victorian town house in sought after location close to town centre and Stamford School. Sitting Room, separate Dining Room, fitted Kitchen with oven, hob. Master bedroom with en suite, further double bedroom, Study/Bedroom 3, Bathroom with shower. Gas central heating. Courtyard garden to rear, brick garage.

**LOCATION:** Popular location only a few minutes walk from the town centre.

**AMENITIES:** Easy access to town centre shops. Very convenient for Stamford School, the Recreation Ground, Stamford College, Leisure Pool etc.

**ACCOMMODATION:-****GROUND FLOOR:**

**Entrance Hall:** Radiator. Stairs to first floor

**Sitting Room:** (10' x 11'11") 3.05m x 3.64m  
Victorian Fireplace. Radiator

**Dining Room:** (15' x 11'9") 4.57m x 3.58m  
Fireplace. Radiator. Door to Kitchen. Cupboard under stairs.

**Kitchen:** (8'1" x 18') 2.46m x 5.49m  
Stone floor. Radiator. Range of white units. Gas hob, gas oven and grill. White sink. Water softener. Potterton gas boiler. Fridge/freezer. French doors to garden.

**FIRST FLOOR:****Landing**

**Bedroom 2(front):** (14'6" x 11'10") 4.42m x 3.61m  
Fireplace. Radiator. 2 windows

**Bathroom:** (7'6" x 8'6") 2.29m x 2.59m  
White suite of panelled bath, pedestal basin and WC. Shower. Airing cupboard

**Bedroom/Study:** (11'11" x 11'11" including door recess) 3.64m x 3.64m  
Radiator. Stairs to second floor

**Master Bedroom:** (13'11" x 20'2" into the eaves) 4.25m x 6.14m  
2 radiators. **En Suite Shower:** Shower and WC.

**OUTSIDE:** Courtyard garden to rear, off street parking. Front garden with mature shrubs.

**SERVICES:** Mains gas, electricity, water and drainage are connected.  
None of the services, heating systems or equipment has been tested by the Vendors or the selling agents and purchasers should satisfy themselves as to their condition and suitability.

**CENTRAL HEATING:** Gas boiler to radiators

**DOUBLE GLAZING:** Single glazed sash windows.

**COUNCIL TAX:** Band B - £1117.55 (2010/2011) - payable to South Kesteven District Council.

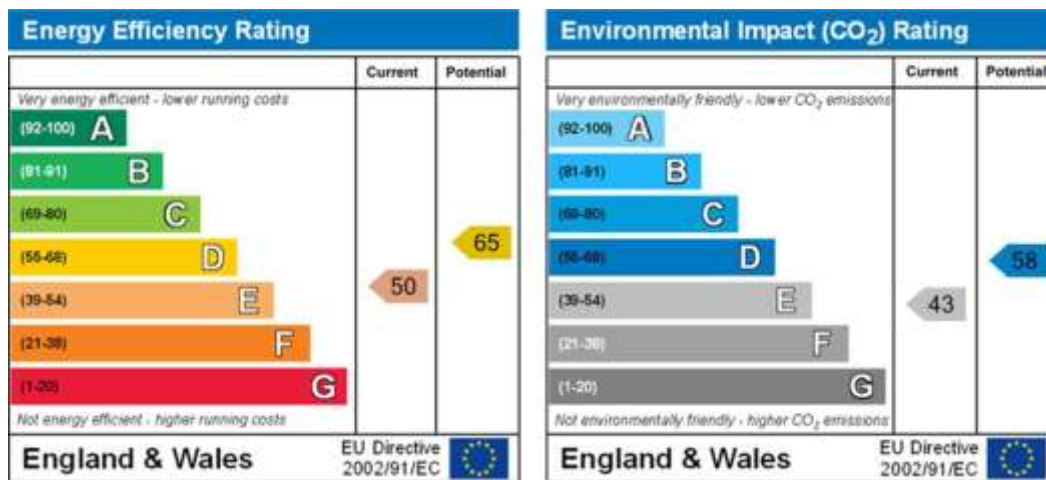
**DIRECTIONS:** From Red Lion Square head east along Red Lion Street and Broad Street and turn left into Newgates. Turn right onto East Street, then take the second left onto Conduit Road. No. 16 is on the left.

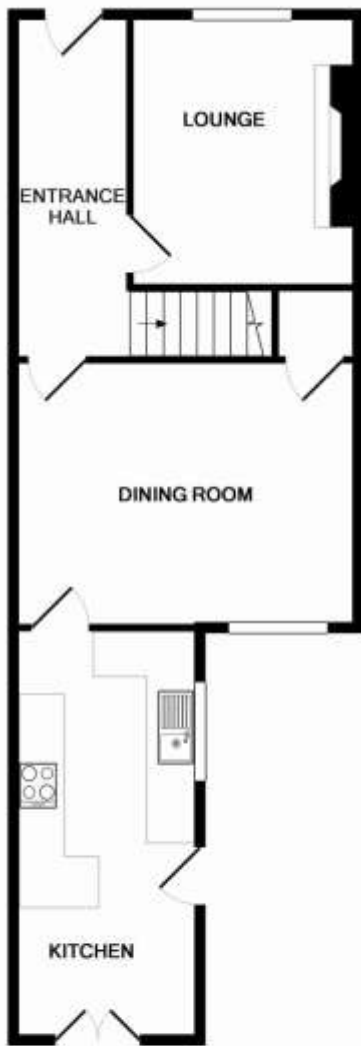
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**INTERESTED?:** All offers and negotiations to be conducted through Paul Johnson Property Consultants, subject to contract.

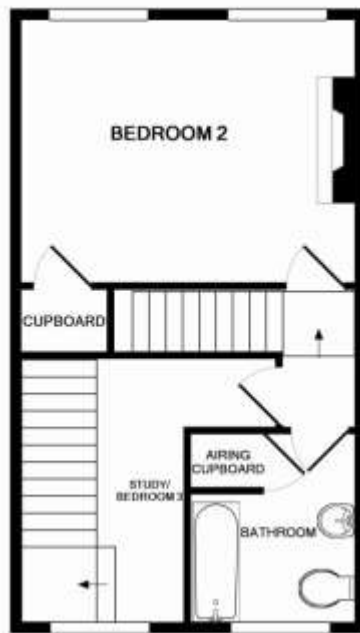
**MORTGAGES:** Available through Paul Johnson Property Consultants, subject to status. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. 2788 020211

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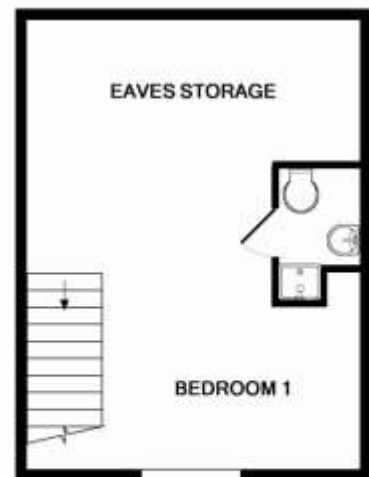




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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