



26 Priory Gardens, Stamford - PE9 2EG

Offers Over £785,000

EASTAWAY

Walk into Stamford from this beautifully presented detached home with a double garage, generous parking, stunning kitchen, landscaped garden, and fantastic family living space.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Substantial detached family home just a short walk from Stamford town centre, the Meadows, cafés, restaurants, and schools
- Stunning kitchen with central island, skylight, breakfast bar seating, and direct access onto the landscaped garden
- Double garage and extensive driveway parking, rarely found this close to the centre of Stamford
- Beautifully refitted principal en-suite featuring a freestanding bath, twin sinks, and high-end finishes
- Five genuinely spacious bedrooms with built-in wardrobes offering flexible family and work-from-home space.
- Established landscaped garden with mature planting, multiple seating areas, and low-maintenance lawn





What the owner told us...

“We’ve loved how easy the house is to live in. Being able to walk into Stamford in a few minutes but still come home somewhere that feels tucked away has been a huge part of why we’ve enjoyed living here so much. The house has worked brilliantly for our family because there’s loads of space, plenty of parking, and the layout just makes everyday life easy. We’ve probably spent most of our time in the kitchen if we’re honest. It’s always been the room everyone naturally ends up in.”

Our Thoughts...

There’s a reason houses in Priory Gardens rarely come onto the market. Once people move here, they tend to stay. And after walking around this house, it’s easy to understand why.

What makes this home stand out is how many important things it gets right all at the same time. You’re a short walk from Stamford town centre, yet you still have five proper bedrooms, a double garage, plenty of parking, a genuinely useful garden and enough living space for family life to properly work long term.

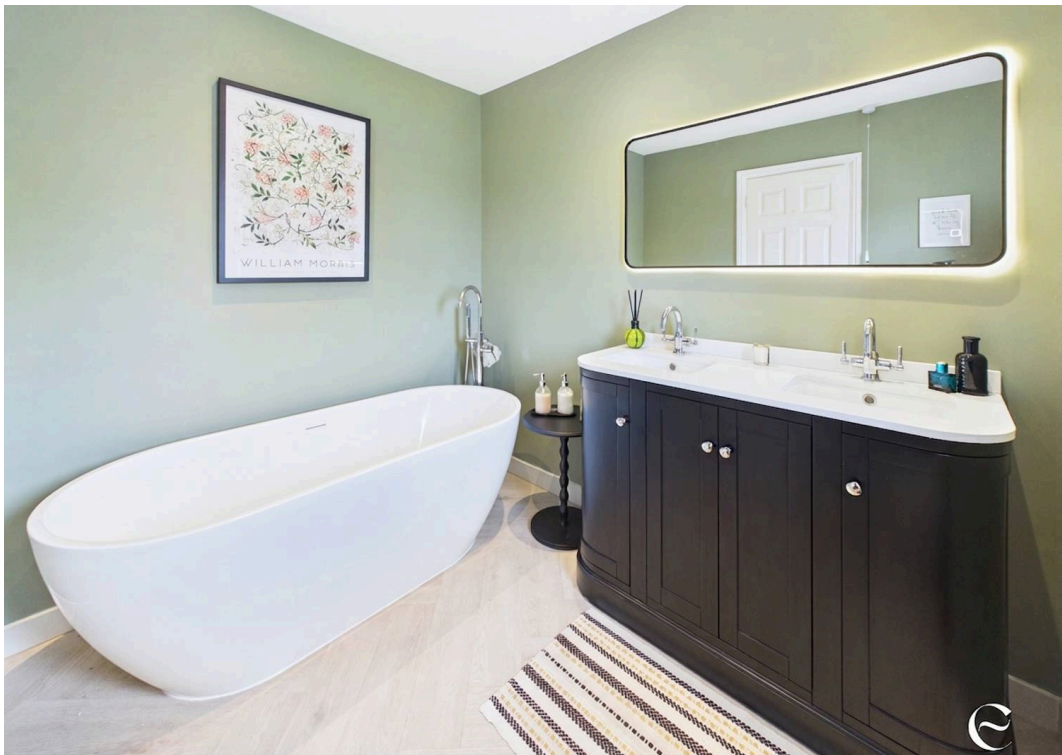
Inside, the house feels warm, bright and incredibly well looked after without ever losing that feeling of being a proper home. The current owners have carried out a huge amount of improvement over time, and the result is a house buyers can comfortably move straight into. The sitting room feels especially cosy with the bay window and gas log burner, while the dining room and kitchen both flow naturally towards the garden, making the house work brilliantly when family or friends are over.

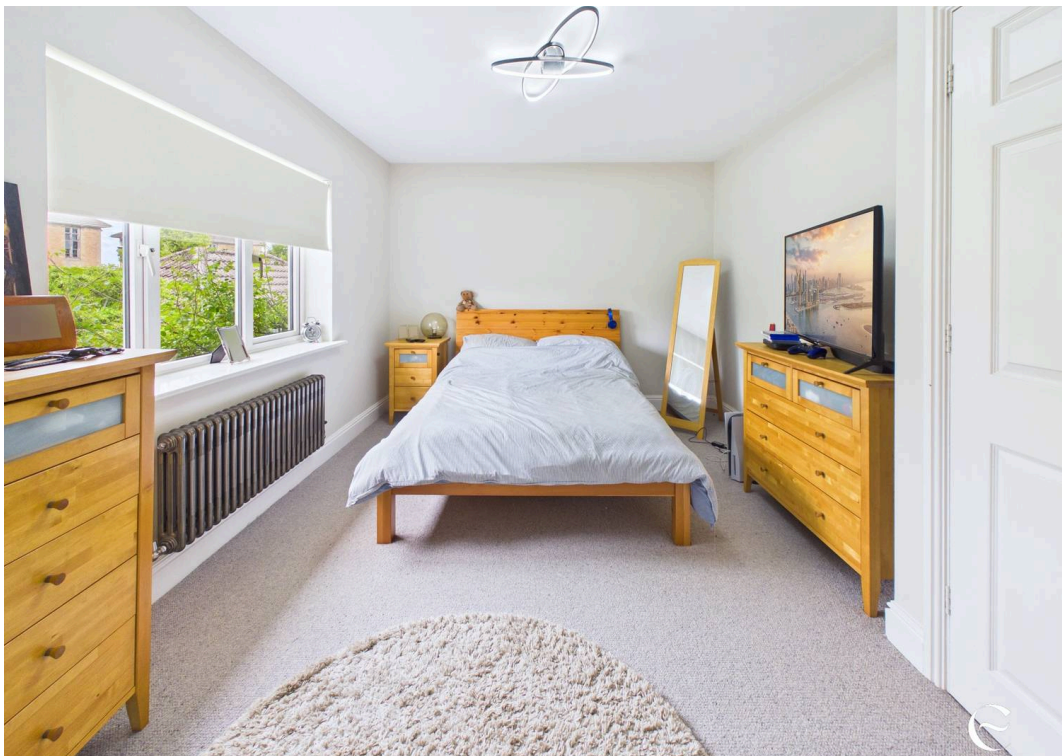
The kitchen is undoubtedly the heart of the home. It’s one of those spaces that naturally draws people together, whether that’s coffee at the island, homework spread across the table or doors left open into the garden during summer evenings. The utility room, internal garage access and separate study only add to how practical and easy the house feels to live in day to day.

Upstairs, all five bedrooms are generous sizes with built in wardrobes, giving the flexibility buyers are often searching for in a long term family home. Outside, the garden feels established, private and thoughtfully arranged with different seating areas to enjoy throughout the day, while the oversized double garage and generous driveway add a level of practicality that’s surprisingly difficult to find this close to Stamford town centre. More than anything though, this is a house that simply feels comfortable to live in, somewhere that quietly works really well for everyday family life.













Hallway

6' 8" x 15' 10" (2.03m x 4.83m)

Living Room

11' 9" x 18' 8" (3.58m x 5.69m)

Kitchen

15' 7" x 17' 4" (4.75m x 5.29m)

Utility Room

5' 5" x 5' 5" (1.65m x 1.65m)

Dining Room

9' 7" x 12' 2" (2.92m x 3.72m)

Study

6' 10" x 8' 10" (2.08m x 2.70m)

Ground Floor WC

4' 11" x 3' 11" (1.49m x 1.19m)

Landing

17' 7" x 6' 5" (5.37m x 1.96m)

Principal Bedroom

12' 6" x 12' 3" (3.81m x 3.74m)

Principal En Suite

8' 7" x 6' 9" (2.61m x 2.07m)

Bedroom 2

14' 2" x 10' 2" (4.31m x 3.10m)

Bedroom 3

11' 5" x 9' 1" (3.47m x 2.77m)

Bedroom 4

11' 11" x 8' 11" (3.62m x 2.73m)

Bedroom 5

8' 2" x 11' 6" (2.50m x 3.51m)

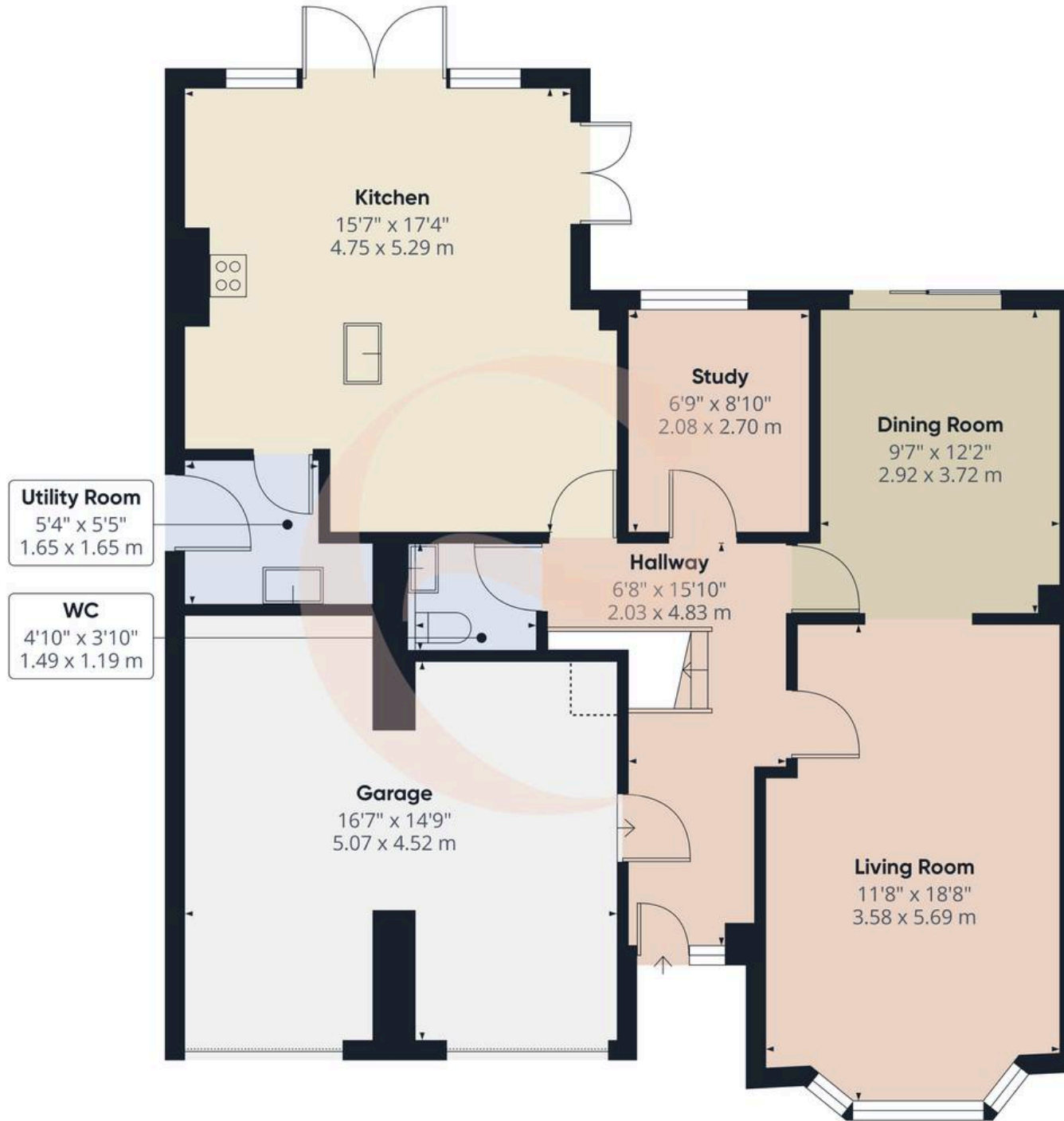
Bathroom

7' 0" x 6' 1" (2.14m x 1.86m)

Garage

16' 8" x 14' 10" (5.07m x 4.52m)





Approximate total area⁽¹⁾

1094 ft²
101.5 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	68	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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