



2 Beverley Gardens, Stamford - PE9 2UD

Offers Over £750,000

EASTAWAY

Stylish, fully renovated home in a quiet cul-de-sac near Stamford town centre.  
Open plan living, garden office, ensuite, walk to schools and shops. Bright,  
spacious, and ready to move in.



Council Tax band: E

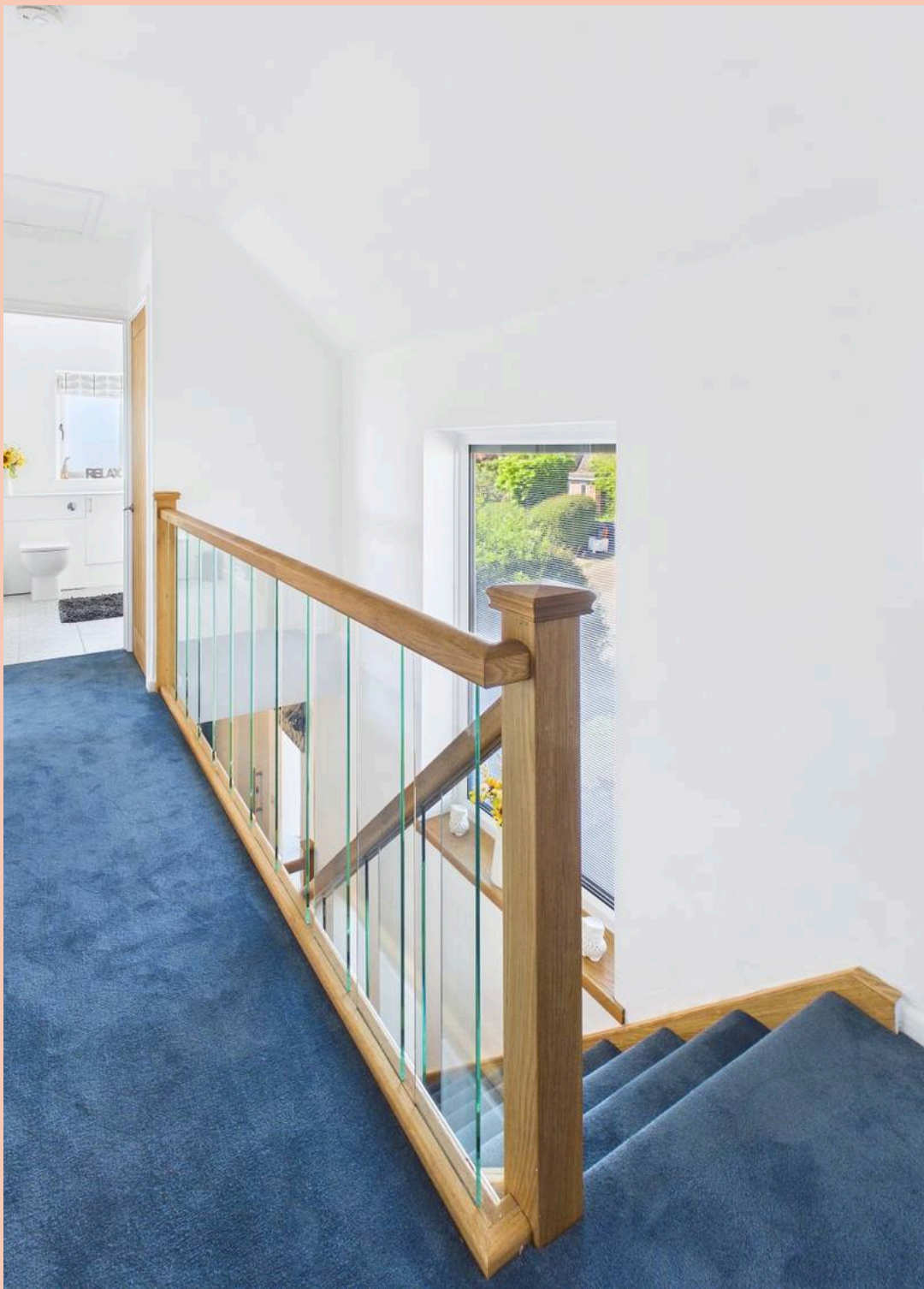
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Quiet cul de sac location just a short walk from Stamford town centre, schools, and local amenities
- Beautifully renovated throughout with a premium finish, ready to move straight into
- Stunning open plan kitchen, dining, and living space with island, integrated appliances, and bi fold doors to the garden
- Generous living room with log burner and patio doors, filled with natural light from large windows
- Luxurious principal bedroom with high end ensuite featuring freestanding bath and separate shower
- Landscaped south east facing garden with decking and patio, plus separate home office and garage





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#### What the owner told us...

“We love how quiet it is here, even though you’re so close to town. In the summer, we have the bi-fold doors open and just drift between the kitchen and garden all day. It’s been the perfect family home, especially when the kids were younger, safe, friendly, and everything within walking distance.”

#### Our Thoughts...

Some homes look good in photos. Others feel good the moment you’re there. This one manages both, and then keeps giving the longer you spend in it.

Tucked away in a quiet cul de sac just off Casterton Road, it is one of those locations that makes everyday life feel simple. You can walk into Stamford in minutes, but when you’re back home, it is calm, settled, and properly residential.

From the outside, the rendered finish gives it a clean, modern feel. It is understated, but you can tell straight away it has been well looked after.

What you do not immediately see is just how much has gone into what is behind the front door.

This is a home that has been completely renovated, not in a rushed or piecemeal way, but thoughtfully. The kind of project where decisions have been considered, refined, and then properly executed. It shows in how everything flows, how the spaces connect, and how easy it feels to move through.

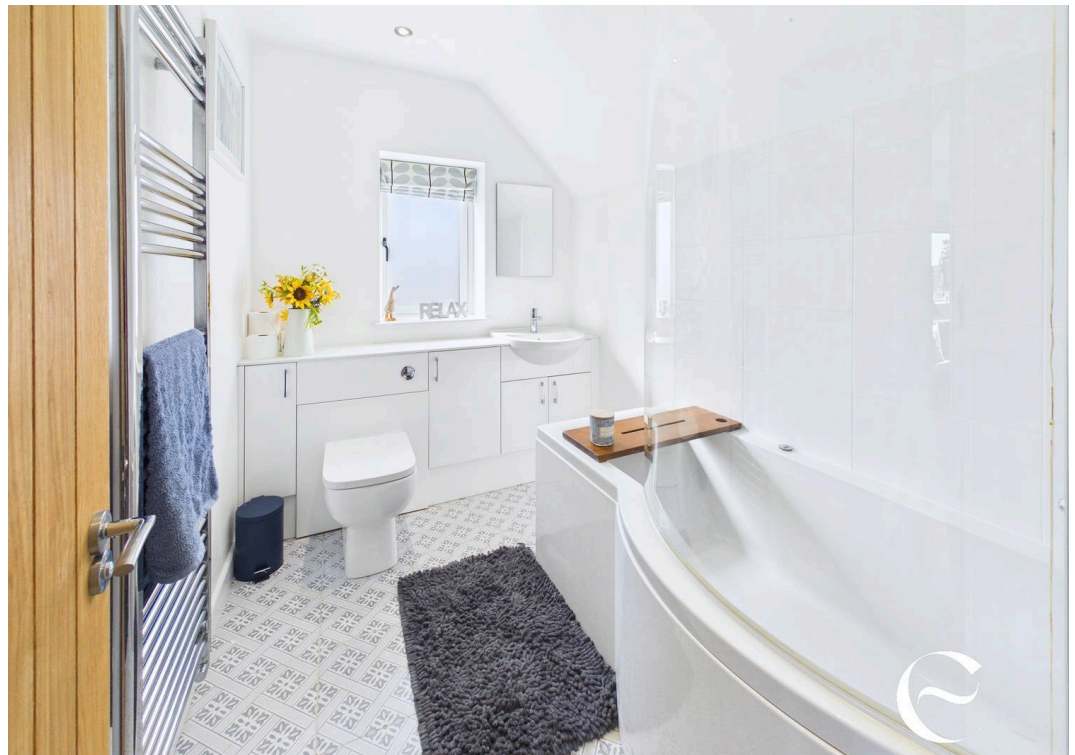
The living room is a great example. It is generous in size, with proportions that give you freedom to use it how you want. Light comes in from more than one direction, and the log burner anchors the room without dominating it. In the colder months, it draws you in. In the warmer months, the patio doors quietly pull your attention out towards the garden.

From there, everything opens into the kitchen, dining, and living space, and this is where the house really settles into itself.

It is open, but not in a way that feels exposed. There is structure to it. The kitchen sits confidently at the centre, built around a large island with breakfast bar seating, with integrated appliances including a dishwasher, oven, and hob, and a sink with a high-quality mixer tap. The island is













#### Hallway

27' 2" x 6' 2" (8.27m x 1.88m)

#### Living Room

24' 7" x 15' 5" (7.50m x 4.71m)

#### Kitchen / Dining Area

10' 4" x 24' 1" (3.15m x 7.33m)

#### Living Area (Kitchen)

11' 0" x 11' 1" (3.35m x 3.37m)

#### Study

7' 9" x 9' 11" (2.37m x 3.02m)

#### WC

2' 10" x 5' 5" (0.87m x 1.64m)

#### Landing

6' 3" x 2' 9" (1.91m x 0.85m)

#### Principal Bedroom Hallway

4' 11" x 3' 5" (1.51m x 1.05m)

#### Principal Bedroom

10' 5" x 11' 3" (3.18m x 3.42m)

#### Principal En Suite

7' 11" x 9' 5" (2.42m x 2.88m)

#### Bedroom 2

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

#### Bedroom 3

12' 2" x 9' 9" (3.72m x 2.96m)

#### Garden Office

8' 1" x 15' 3" (2.46m x 4.64m)

#### Garage

9' 7" x 16' 4" (2.91m x 4.97m)





Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1923 ft<sup>2</sup>  
178.7 m<sup>2</sup>

**Balconies and terraces**

489 ft<sup>2</sup>  
45.4 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

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## Eastaway Property

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