



5 Parkside Terrace Recreation Ground Road, Stamford - PE9 1LX
£500,000

EASTAWAY

Spacious three-bedroom home over three floors with a courtyard, allocated parking, and a friendly community. Opposite Stamford Rec and a short walk to town, shops, schools, and the train station.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Fantastic Stamford location, with the Recreation Ground opposite and the town centre within walking distance
- Allocated off road parking to the rear, plus the option of additional permit parking
- Easy to maintain courtyard garden, perfect for morning coffee, summer evenings and entertaining
- Spacious home with accommodation arranged over three floors
- Beautifully presented throughout and ready to move straight into
- A brilliant lifestyle location for Stamford's shops, cafés, restaurants, schools and railway station





What the owner told us...

“This is my sanctuary. It’s always been somewhere I can come home to after a hectic day and just feel happy, safe and comfortable. There’s been so much love and laughter here and we’ve made nothing but happy memories. I love the community, having the Rec opposite, being able to walk into Stamford and sitting out in the courtyard with a coffee when the sun’s out. If we didn’t have four children between us now, we would be staying. We simply need more space for the next chapter.”

Our Thoughts...

There’s a lot more to this house than you might think when you first see it. The owner described it as “a bit of a Tardis”, and once you’re inside, you understand exactly what she means. With the accommodation arranged over three floors, there’s a surprising amount of space here, and importantly, it’s space that actually works for everyday life.

Downstairs has a really sociable feel, with the kitchen, dining room and courtyard all working together brilliantly. The courtyard is deliberately easy to look after, giving you your own outside space for morning coffee, summer evenings or having friends over without sacrificing half your weekend maintaining it. Inside, the house is beautifully presented, modern and stylish but still very much a home, with little touches like the William Morris wallpaper giving it plenty of personality.

The three bedrooms are spread across the upper floors, including a room that can work equally well as a bedroom or study, giving the house flexibility depending on what you need. There’s also a WC on every floor, a fully boarded loft for useful additional storage and an allocated parking space to the rear.

But if we’re being asked what really sells this house to us, it’s the combination of the house and where it is. Stamford Recreation Ground is directly opposite, giving you all that open green space without having to maintain it yourself, while Stamford town centre is just a walk away. Add in the little community around Parkside, where neighbours have become friends, and this is more than just a three bedroom home. It’s a home that lets you properly enjoy living in Stamford, and we think that’s pretty hard to beat.









Hallway

3' 8" x 19' 2" (1.11m x 5.84m)

Living Room

11' 5" x 14' 9" (3.48m x 4.50m)

Kitchen

11' 4" x 11' 9" (3.46m x 3.58m)

Dining Room

7' 3" x 10' 11" (2.20m x 3.34m)

WC (Ground Floor)

5' 4" x 2' 11" (1.63m x 0.89m)

Landing

3' 0" x 6' 8" (0.91m x 2.02m)

Principal Bedroom

11' 5" x 14' 8" (3.48m x 4.47m)

Bedroom 2

9' 6" x 1' 9" (2.90m x 0.54m)

Shower Room

3' 5" x 7' 10" (1.05m x 2.39m)

Landing

4' 10" x 9' 1" (1.47m x 2.78m)

Bedroom 3

6' 8" x 11' 10" (2.02m x 3.61m)

Bathroom

4' 6" x 9' 8" (1.36m x 2.95m)

Garden

Permit

1 Parking Space

Driveway

1 Parking Space





Approximate total area⁽¹⁾

988 ft²

91.9 m²

Reduced headroom

1 ft²

0.1 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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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