



01780 672030  
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3 The Granary Church Street, Stamford – PE9 2JX

Stamford

In Excess of £359,000

## 3 The Granary Church Street

Stamford

Charming home in Stamford with stylish living spaces. Spacious kitchen/diner, snug room, 2 bedrooms, top-floor living room with stunning views. Ideal for commuters, near amenities. No onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Book a viewing online by visiting the Eastaway Property website | [EASTAWAY.CO.UK](http://EASTAWAY.CO.UK)
- Prime St Martins location – one of Stamford's most sought-after areas.
- Perfect for commuters – just a 2-minute walk to Stamford Train Station.
- Ideal investment opportunity – great for AirBnB or a second home.
- Spacious top-floor living room with character beams and stunning views across Stamford
- Beautifully presented throughout – modern, stylish, and ready to go.
- Turnkey property – no work needed, just unpack and enjoy!



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### 3 The Granary Church Street

Stamford, Stamford

Step inside this gorgeous two-bedroom home, and you'll instantly feel at ease. Spread across three floors, the layout has been designed to offer stylish living spaces while maintaining a cosy, practical feel.

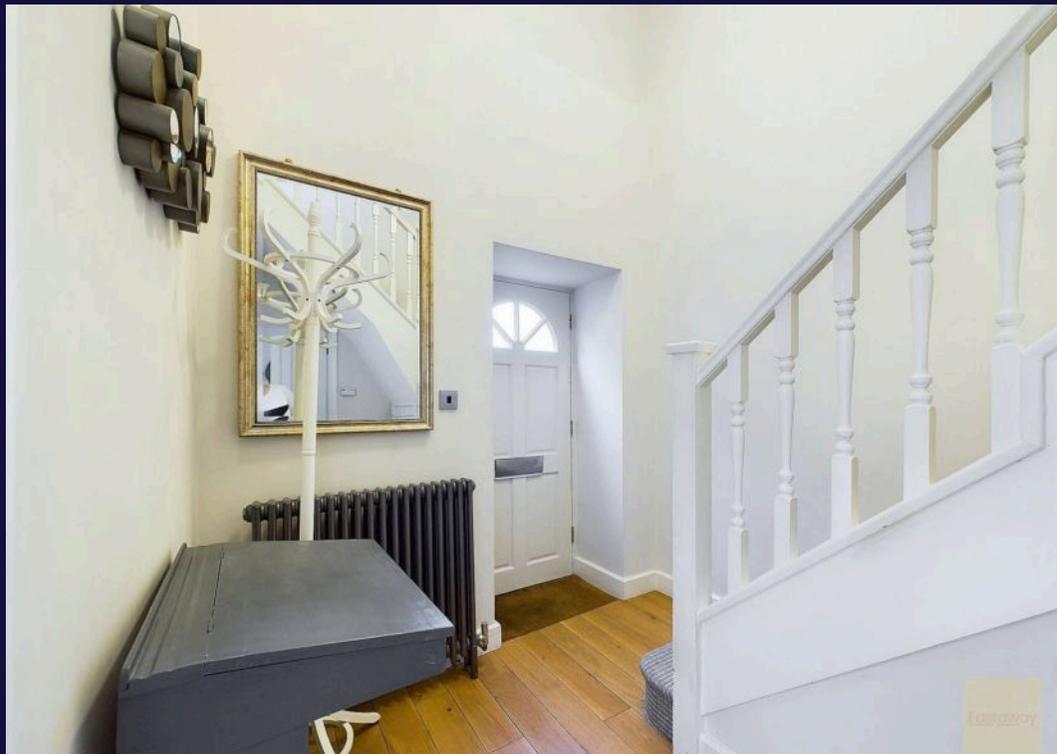
On the ground floor, a bright and spacious kitchen/diner awaits, featuring integrated appliances and plenty of storage. The separate snug room is a lovely additional space, perfect for relaxing or even a home office.

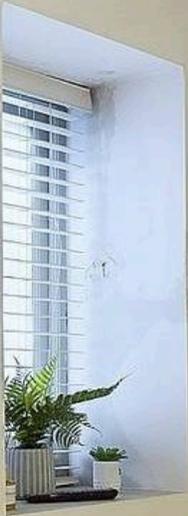
The first floor boasts two well-proportioned bedrooms and a spacious bathroom. The principal bedroom includes a built-in wardrobe, while the second bedroom is ideal for family or guests.

But the real showstopper is on the top floor – a breathtaking 20-foot living room with exposed beams, characterful sloped ceilings, and incredible views across Stamford's rooftops and church spires. This is the ultimate space for entertaining and unwinding.

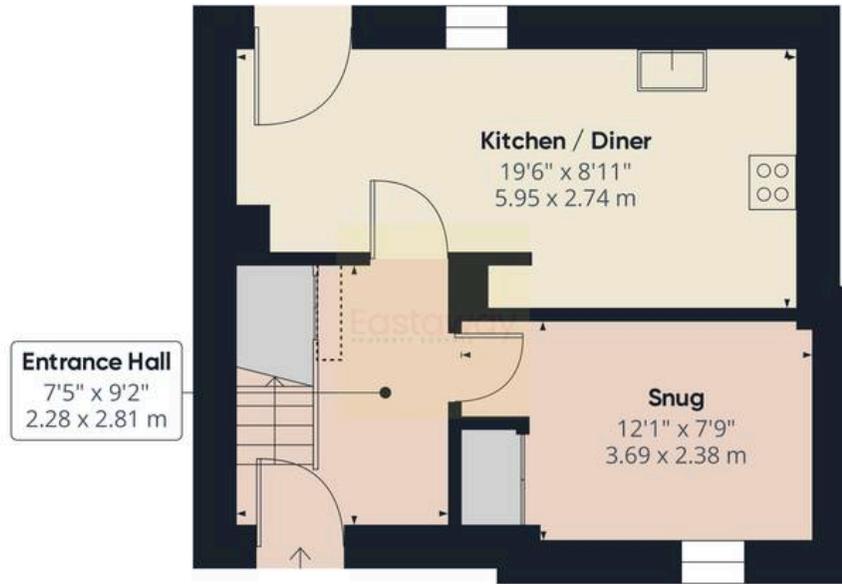
Beyond the front door, you're perfectly positioned to enjoy everything Stamford has to offer. The train station, town centre, Burghley Park and Stamford Meadows are just a couple of minutes away, making it ideal for commuters and nature lovers alike. And with some of Stamford's best hotels, bars, and restaurants right around the corner, you'll never be short of places to eat, drink, and entertain guests.

With no onward chain, this turnkey property is ready for its next owner. Whether you're looking for a forever home, a weekend retreat, or an investment opportunity, this one is not to be missed. Contact us to book a viewing today!

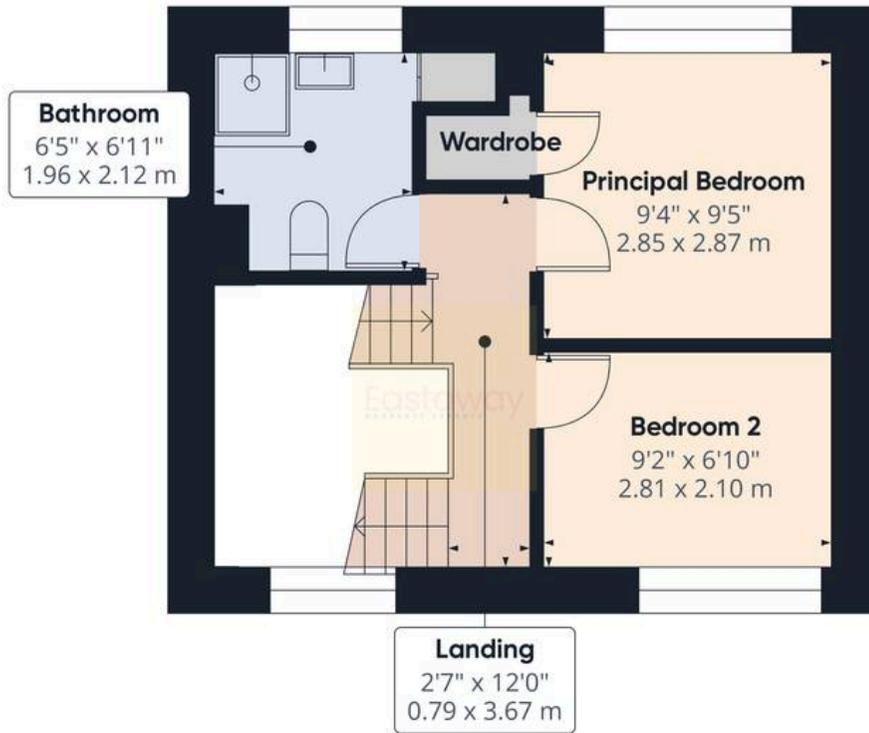








Ground Floor



Floor 1



Floor 2

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

841.19 ft<sup>2</sup>

78.15 m<sup>2</sup>

**Reduced headroom**

67.94 ft<sup>2</sup>

6.31 m<sup>2</sup>

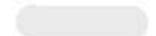
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Book a viewing by scanning the QR code or visiting [eastaway.co.uk](https://www.eastaway.co.uk)

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