



Hurfords

Tinwell Road, Stamford Freehold: £1,300,000



# Key Features



- 5 Bedroom Elegant Georgian Property
- Beautifully Presented Enhancing Character Features with Modern Living
- Generous Grand Living Spaces
- Landscaped Rear Garden
- Home Office Space

Positioned on arguably the most prestigious roads in Stamford, this exquisite five-bedroom, four-storey Georgian terrace property exudes timeless elegance and boasts magnificent period features, meticulously updated and presented to the highest standards.

As you pass through the original cast-iron railings, you're greeted by a front garden adorned with mature lavender plants, leading up to the grand original front door. The ground floor retains its stately design, featuring two main reception rooms with splendid bay window, original ceiling roses, intricate cornice. These formal rooms, divided by elegant sliding doors, offer a cozy retreat during winter evenings or an expansive space for grand entertaining. The front living room is enhanced by an updated wood-burning stove, while the dining





room showcases an open fireplace and double doors that seamlessly connect to the rear garden, all in harmony with the property's architectural heritage.

The basement is a masterpiece of functional luxury, housing an open-plan kitchen, dining room, and living space, perfect for hosting sophisticated gatherings. This level also includes a convenient downstairs WC, abundant storage with built-in cupboards beneath the stairs, and a utility room designed to accommodate modern white goods. The dining and snug area, exquisitely decorated, opens to the front garden through original doors, and the utility room provides access to steps leading up to the rear garden.

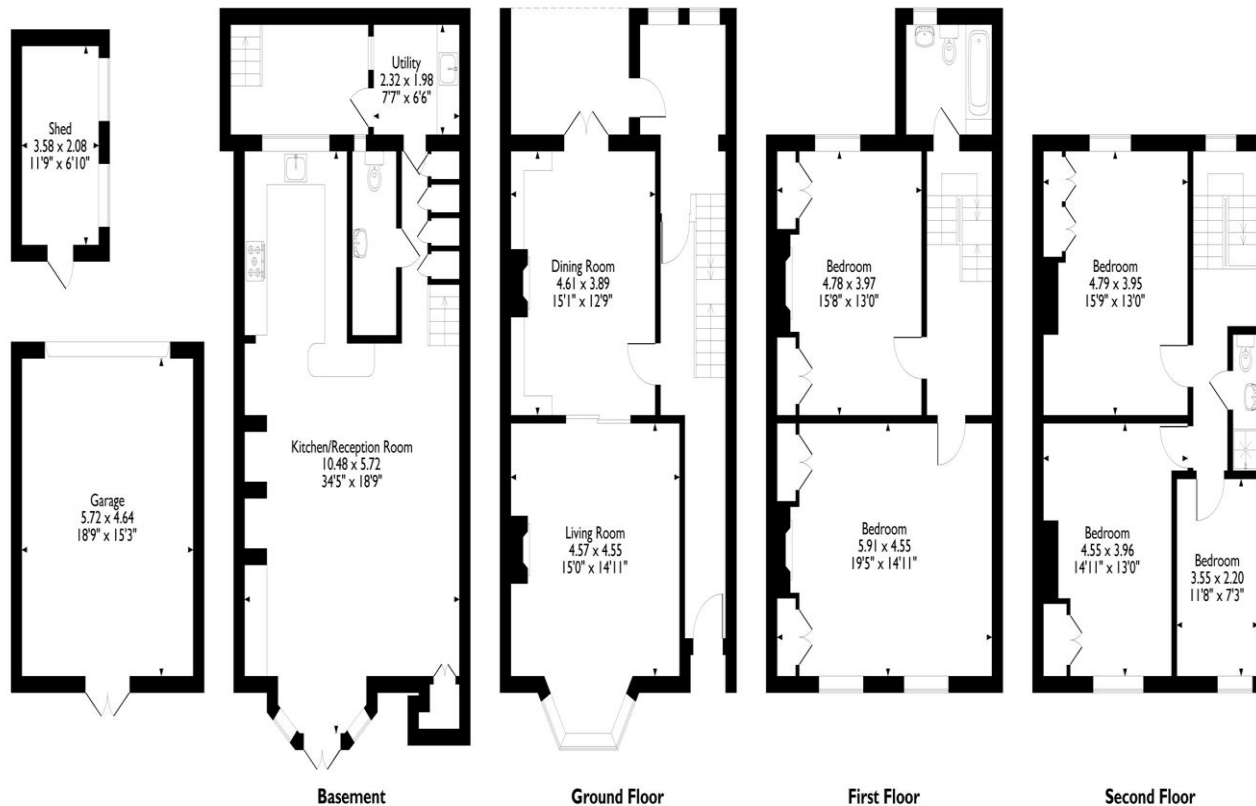
Ascending to the first floor, you'll find two grand double bedrooms, with the master bedroom offering breathtaking views over Wothorpe to the front. Both bedrooms feature bespoke fitted storage on either side of the chimney breast, optimizing space while maintaining period charm. These rooms share the family bathroom, adorned with neutral tones, floor-to-ceiling tiles, a bath with an overhead shower, a vanity unit, and a WC.

The second floor continues to impress with two additional double bedrooms, again with fitted

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**01954 710620**



64 Tinwell Road, Stamford, Lincolnshire  
 Approximate Gross Internal Area  
 Main House = 248 Sq M/2670 Sq Ft  
 Garage/Outbuilding = 34 Sq M/366 Sq Ft  
 Total = 282 Sq M/3036 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

wardrobes either side of the chimney breasts and a fifth single bedroom at the front, which currently serves as an exceptional home office. These bedrooms share a well-appointed shower room, ensuring convenience and comfort.

The rear garden is accessible from both the ground floor and the basement via an original glazed porch, leading to a contemporary deck area perfect for alfresco dining and leisurely drinks. Beyond the deck, the professionally landscaped garden unfolds, featuring a lush lawn and mature trees, culminating in a paved area ideal for enjoying the evening sun. At the garden's end lies a substantial double garage, accessible via the rear lane, offering ample space for vehicles and storage.

The home benefits from newly fitted wooden heritage sash windows throughout and has also the benefit from a new roof providing years of hassle-free living.

In summation, this grand Georgian house masterfully blends contemporary, exquisite decor with the enduring grandeur of its original architecture. It offers commanding views to the front and is a mere stroll from the heart of Stamford town centre, making it a truly remarkable residence.

# Selling your property?

Contact us to arrange a FREE home valuation.

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