



Tinwell Road, Stamford Freehold: £1,200,000

# Key Features



- Beautifully Presented 4 Bedroom Detached Home
- Recently Built 2 Bedroom Modern Detached Annex with Air Sourced Heat Pump
- Two Large Formal Reception Rooms
- Character Features
- Walking Distance of Stamford Town Centre

Hurfords is delighted to present this exceptional four-bedroom detached residence, complete with a luxurious two-bedroom annex, situated on the highly sought-after Tinwell Road in Stamford. Upon entering, you are greeted by a spacious and inviting entrance hall, showcasing exquisite parquet flooring that enhances the home's rich character. The ground floor features two generously proportioned reception rooms, each boasting fireplaces and expansive bay windows that flood the space with natural light from the south-facing elevation. These rooms are beautifully appointed with period features, including picture rails and ornate ceiling roses, which further elevate the home's refined charm. One benefits from French doors giving access to the front garden.

The kitchen-dining area is impeccably presented, offering a range of fitted units, integrated appliances including a dishwasher, electric oven, and hob, as well as ample dining space, perfect for entertaining. French doors open onto the landscaped rear garden, creating a seamless indoor-outdoor flow. A separate utility room provides additional convenience, with access to the garden and a dedicated boiler room which



works well as a practical drying room. Completing the ground floor is a well-appointed guest WC and ample storage for coats and shoes-ideal for family living.

Moving upstairs, to the left at the top of the landing is an ideal airing cupboard for linen and storage. The four spacious bedrooms are thoughtfully designed to maximise comfort. The upper two bedrooms both boast stunning bay windows that overlook the south-facing frontage, offering an abundance of natural light and space. Bedrooms three and four are equally well-sized and share a luxurious family bathroom with a bath with shower attached, basin, and WC. For added convenience, a shower has been stylishly integrated into a room off the landing area, offering an alternative option.

The front garden is mainly lawn with attractive bushes and fir hedge. Steps lead down to a small orchard with fruit and nut trees and a gate for pedestrian access to the road. The rear garden is a true haven, meticulously landscaped with mature flower beds and a generous lawn-perfect for family recreation. A paved terrace provides an idyllic setting for alfresco dining, while a charming summer house and additional seating area at the far end of the garden invite relaxation.

The two-bedroom annex, a recent and carefully considered addition, occupies the space of a former double garage. This elegant annex is a triumph of modern design, featuring vaulted ceilings with electric Velux blinds and a state of the art Air Sourced Heat Pump. The property's ground floor offers a generous open-plan kitchen, dining, and living space with underfloor heating throughout. The upstairs mezzanine bedroom offers a private retreat with an en-suite bathroom finished to an exceptional standard, including floor-to-ceiling tiling, a premium walk-in shower, basin, and WC. On the ground



Nevin, 20, Tinwell Road, Stamford, Lincolnshire

Approximate Gross Internal Area

Main House = 181 Sq M/1949 Sq Ft

Annexe = 76 Sq M/818 Sq Ft

Total = 257 Sq M/2767 Sq Ft



floor, the kitchen is fitted with top-of-the-line appliances and leads to a second bedroom, along with a high-specification bathroom featuring a shower over the bath, basin and WC. The annexe opens onto a secluded, south-facing courtyard garden, designed to capture sunlight throughout the day-a perfect spot for relaxation and outdoor living. This fabulous addition to the home is a versatile addition for guests, home office space or elderly parents.

Both the main residence and annexe benefit from off-road parking for at least two vehicles. In summary, this magnificent property offers an extraordinary opportunity as a sophisticated family home, with the rare addition of a self-contained annex, ideal for multi-generational living or luxury guest accommodation.

# Selling your property?

Contact us to arrange a FREE home valuation.

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