



21 Wothorpe Mews, Stamford, PE9 2GA

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Stone end terrace character property
- Prime location in the heart of Stamford
- Fully renovated throughout
- Modern kitchen with an array of units
- Modern three piece shower room
- Downstairs cloakroom
- Spacious living room
- Enclosed rear garden

£500,000





Nestled in the heart of Stamford alongside the picturesque Welland Meadows, this charming three-bedroom end-of-terrace stone-built home is a true gem. Just a short stroll from the town centre and railway station, its prime location offers both convenience and tranquillity. The property's unique selling points lie in its modern elegance and sophisticated design, with dual-aspect windows illuminating the spacious living room, a well-appointed kitchen-diner, upgraded amenities like a contemporary three-piece shower room & downstairs cloakroom plus ample off road parking to the front.

Internally, the house exudes a seamless flow, starting with a welcoming foyer with stairs leading to the first floor, handy storage underneath and a convenient two piece cloakroom. A light-filled living room is located off the entrance hall and has a feature gas fireplace. The ground floor effortlessly connects to a newly refitted modern kitchen-diner, creating an ideal space for both everyday living and entertaining. The first floor hosts two double bedrooms, a single bedroom, and a stylish fully tiled shower room, completing the home's comfortable and tasteful interior.



Outside, the property showcases its charm with an inset footpath leading to the front door accompanied by a driveway & gravel section replacing the front garden and offering ample off road parking. Gated access to the side reveals an enclosed rear garden, predominantly laid with low-maintenance patio, offering a perfect retreat plus an extra enclosed gravel section ideal seating and entertaining. This residence seamlessly blends modern convenience with timeless appeal, providing an idyllic retreat in a sought-after location.



Entrance hall 3.86m x 2.06m (12'8" x 6'10")

Cloakroom 2.06m x 1.24m (6'10" x 4'1")

Living room 4.67m x 4.22m (15'4" x 13'10")

Kitchen diner 3.35m x 3.35m (11'0" x 11'0")

Landing 2.82m x 2.11m (9'4" x 6'11")

Bedroom one 3.84m x 3.35m (12'7" x 11'0")

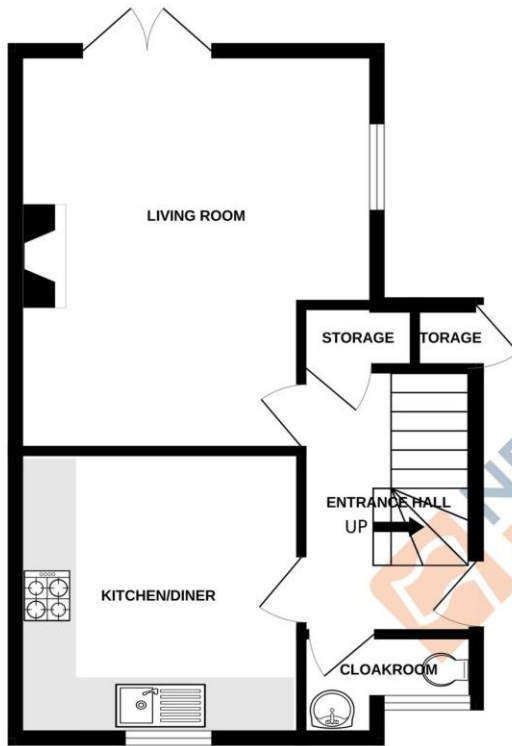
Bedroom two 3.68m x 3.35m (12'1" x 11'0")

Bedroom three 2.82m x 1.83m (9'4" x 6'0")

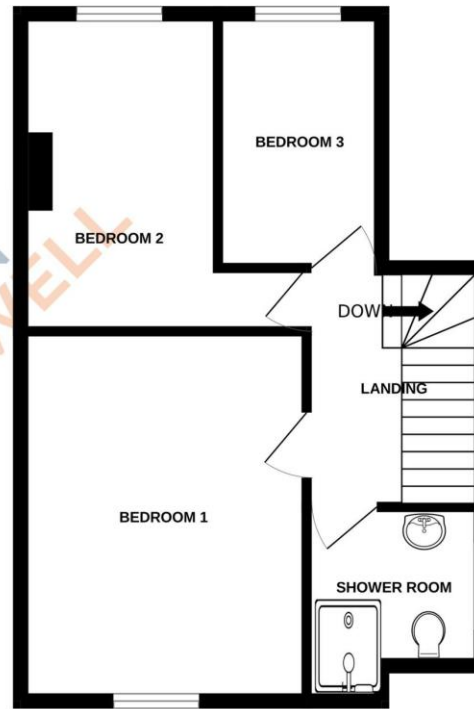
Shower room 2.11m x 2.51m (6'11" x 8'2")



GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.

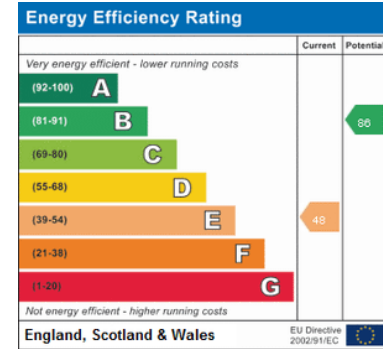


1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.