



14 Tinwell Road, Stamford, PE9 2QQ

 **NEWTON FALLOWELL**



## Key Features

- Exceptional family home on an elevated plot
- Lovingly maintained since 1978
- Four reception rooms
- Close proximity to Stamford Town Centre
- Extended to provide a spacious interior
- Four double bedrooms
- Landscaped rear garden
- Detached double garage and private parking for two vehicles
- EPC Rating E
- Freehold

Guide price £900,000





Positioned only a few minutes' walk from Stamford Town Centre, Stamford Schools, & the train station this exceptional four bedroomed family home enjoys an elevated plot with views from the front towards Water Furlong accessing Stamford Meadows, and to the rear over the allotment gardens. The home has been lovingly maintained and improved by the current family who have occupied the home since 1978. The property has been extended to the ground floor providing a spacious interior which includes four reception rooms and a generous kitchen/breakfast room. The gardens have been planted with a wealth of flowers and shrubs, with the rear offering a level expanse of lawn, with two seating areas. Whist parking is available on the road, at the rear of the property there is private parking for 2 vehicles and a detached double garage, accessed via a private lane from Roman Bank.

On approaching the home from Tinwell Road, an iron gate allows access to the front garden which has been tiered over three levels with inset, wide steps rising to a level garden area. There are a wealth of mature shrubs and trees which provide a high degree of privacy. A secure gated access to one side leads to the rear garden and rear access to the kitchen. At the front of the property you'll be first greeted by the spacious entrance porch, which leads into a centralised hallway. The hall is light and airy with an original open tread staircase rising to the first floor doors to two reception rooms, the kitchen, and the useful ground floor WC, which has been fitted with a 2-piece suite. Positioned to one side of the property is the snug/home office, a versatile room with large windows to two aspects, whilst to the opposite side, the generous 6.74m living room provides an abundance of space with, again, a large window to the front and a stone fireplace. From here, there are double doors to an extended, spacious dining room which features patio doors to the rear garden and a door leading to the breakfast room which in turn flows round to the kitchen. There is an arrangement of storage cupboards with a concealed gas central heating boiler within one unit. A large window next to the dining area provides a beautiful view of the rear garden. A door leads to the conservatory. The white, wood trimmed kitchen, whilst dated only in age, is immaculate. It features a range of fitted units to wall and base level including a built-in desk area, with complementary, vast surface areas and integrated appliances ( fridge freezer & Neff Circotherm double oven). There is also a utility area with space for washing machine, tumble dryer & dishwasher. The conservatory, whilst modest in size, offers a stunning location to enjoy a book whilst enjoying the garden view and privacy. There are double doors from the conservatory to the garden. To the first floor there are four well-lit, double bedrooms with built in wardrobes, a useful airing cupboard and a 3-piece family bathroom. There is also a spacious, mostly boarded loft with electric light & pull down loft ladder.



The rear of the property offers a most private, level garden which has been landscaped with several planted beds filled with a wealth of colours, wrapping around a centralised lawn. To the rear of the garden, there is a further patio terraced seating area which meets the side of the detached double garage and gated access leading out to a lane for vehicular access. The garage offers an electric up and over door (with 2 hand fobs) plus power and lighting connected. Off the lane, is a parking area suitable for 2 large vehicles (4 small vehicles).



An early viewing of this generational opportunity is advised to avoid disappointment.

Town centre: 9 mins walk  
Train station: 14 mins walk. Rail link to Peterborough (10 mins) & direct train to Stansted Airport  
Stamford Meadows: 4 mins walk via Water Furlong with a river walk West towards Tinwell or East to the Town Centre. Great for dog walkers & ramblers alike.

The A1 is only 3 mins drive up Tinwell Road.

Porch 2.57m x 1.22m (8'5" x 4'0")

Hallway 5.09m x 2.07m (16'8" x 6'10")

WC 1.51m x 1.31m (5'0" x 4'4")

Snug/Office 3.00m x 3.02m (9'10" x 9'11")

Living room 6.74m x 3.62m (22'1" x 11'11")

Dining Room 3.09m x 3.06m (10'1" x 10'0")

Kitchen 3.60m x 3.03m (11'10" x 9'11")

Breakfast room 5.65m x 3.07m (18'6" x 10'1")

Rear hall 1.49m x 0.79m (4'11" x 2'7")

Conservatory 2.40m x 1.99m (7'11" x 6'6")

Landing 4.97m x 2.10m (16'4" x 6'11")

Bedroom one 3.63m x 3.20m (11'11" x 10'6")

Bedroom two 3.62m x 2.66m (11'11" x 8'8")

Bedroom three 3.02m x 3.03m (9'11" x 9'11")

Bedroom four 3.02m x 3.00m (9'11" x 9'10")

Bathroom 2.12m x 1.64m (7'0" x 5'5")

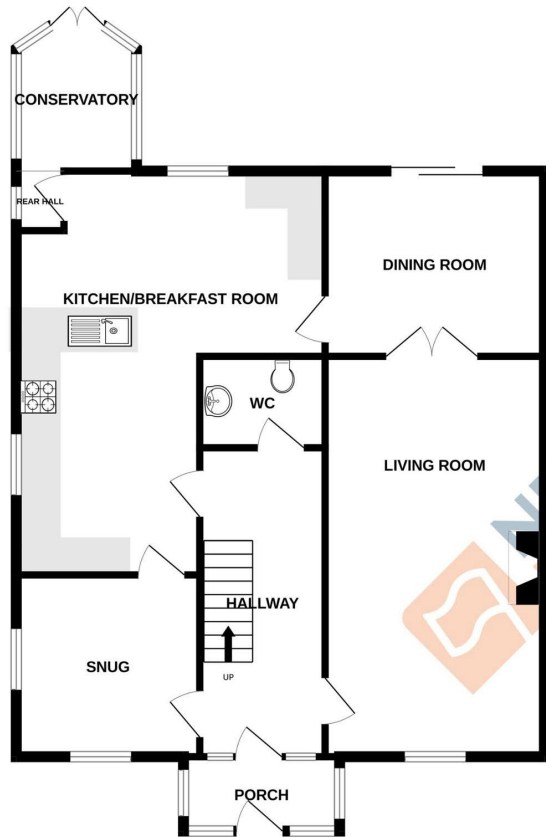
Agent note:

The property is awaiting the grant of Probate

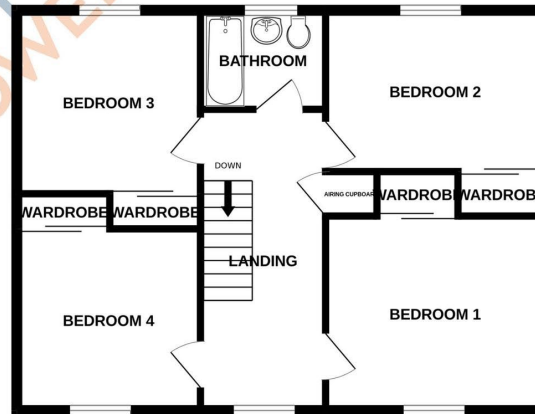




GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven District Council  
Council Tax Band: F

**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.