



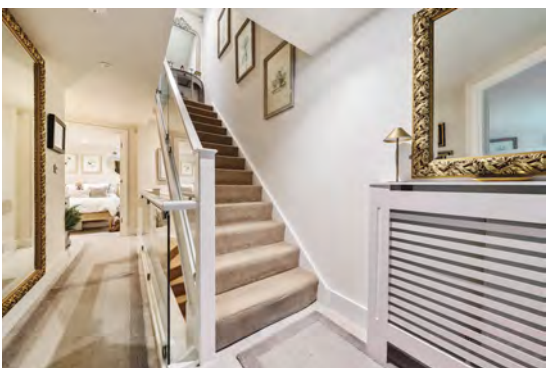
The Maltings, Stamford

A rare opportunity to purchase an immaculately presented and recently renovated town house in the centre of the much coveted town of Stamford.



FEATURES

- Immaculately Presented and Recently Renovated
- Prime Central Location in Stamford
- Modern Open-Plan Living and Entertaining Area
- Spacious Double Bedrooms with En-Suite Bathrooms
- Bespoke Design by NGI Designs
- Re-Designed Roof Terrace with Stunning Views
- Subterranean Garage with Secure Access
- Excellent Transport Links and Local Amenities



GROUND FLOOR & FIRST FLOOR

The property has recently undergone full renovation by the current owner with much of the work being carried out by NGL Designs. The works completed includes but is not limited to kitchen re fitting, dual ensuite re fitting, new flooring throughout and a fabulous re design of the outside terrace.

The property boasts a subterranean garage which is accessed through an electric gate, to the rear of this is the properties utility room.

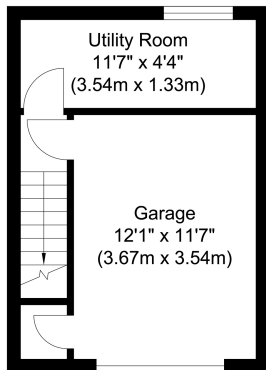
Two spacious double bedrooms are found on the first floor, both bedrooms are serviced by their own re fitted en-suites as previously mentioned. The ground floor also provides external access should you wish to access the property on foot as opposed to by car.

To the first floor is an open plan living, kitchen/ diner. This room offers a wealth of space with the works being done giving a modern and contemporary open plan entertaining and living space. A re fitted W/C is also located on this floor

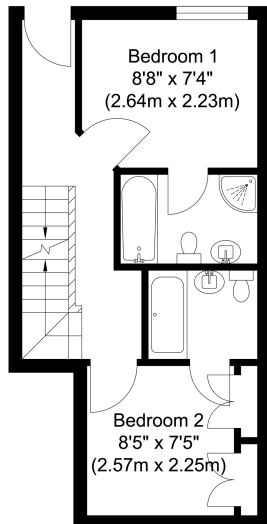
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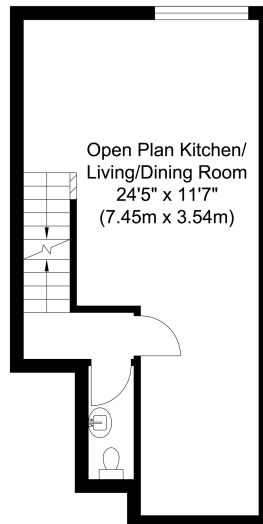
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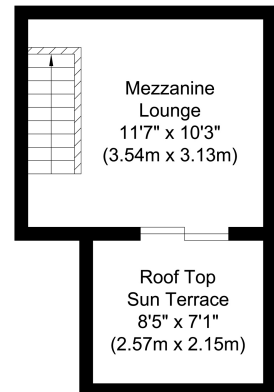
Ground Floor
Approximate Floor Area
194.50 sq. ft
(18.07 sq. m)



First Floor
Approximate Floor Area
259.41 sq. ft
(24.10 sq. m)



Second Floor
Approximate Floor Area
254.78 sq. ft
(23.67 sq. m)



Third Floor
Approximate Floor Area
184.06 sq. ft
(17.10 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR & EXTERNAL

The second floor offers a mezzanine lounge which leads out to the re designed roof terrace. The terrace boasts magnificent views across the historic town and offers a fantastic peaceful retreat or entertaining space.

Stamford is a charming town with a fantastic choice of shopping, cafes, pubs and restaurants and leisure facilities, plus a rather range of amenities to include a theatre and cinema, sporting facilities with tennis, football, cricket clubs, gyms, golf courses and a swimming pool. The choice of schools is excellent, also close by are Oakham, Uppingham and Oundle. Stamford offers excellent transport links, with the mainline station offering services to London, via Peterborough.



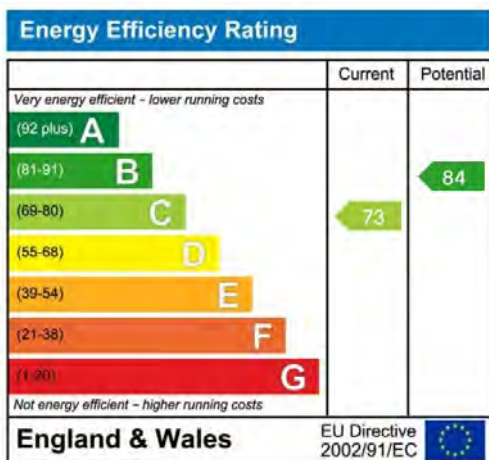
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EPC RATING



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