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4 Tinwell Road, Stamford – PE9 2QQ

Stamford

Offers Over £550,000

4 Tinwell Road

Stamford, Stamford

Quirky semi-detached Town House in Stamford on Tinwell Road presented over four floors. Wonderful interior, courtyard garden. Close to town amenities. Freehold, council tax band D, EPC rating D. Ideal family home. Good transport links. Viewings highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Book a viewing online by visiting the Eastaway Property website | EASTAWAY.CO.UK
- Character property in the heart of Stamford
- Coming to market for the first time in 24 years
- Three reception rooms
- Four fireplaces
- Private courtyard garden
- Off road parking for a small car
- Three double bedrooms, one with en-suite



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4 Tinwell Road, Stamford

Located on the prestigious Tinwell Road in Stamford, this four-story cottage has a traditional façade that conceals a beautifully designed and spacious interior.

As you enter the home, you will find yourself in a welcoming entrance hall on the ground floor, which is the heart of the home. The kitchen is equipped with modern conveniences and is the culinary epicentre of the house. Adjacent to the kitchen, you'll find a formal dining room that is perfect for gatherings and intimate dinners. The laundry room is thoughtfully placed at the opposite end of the house, ensuring functionality without compromising the aesthetic flow. The ground floor is completed with a cloakroom that has a WC, a discreet yet essential feature.

When you descend to the lower ground floor, you'll discover the living room highlighted by a log burner nestled within an inviting fireplace. This level also hosts another spacious reception room, complete with its own fireplace.

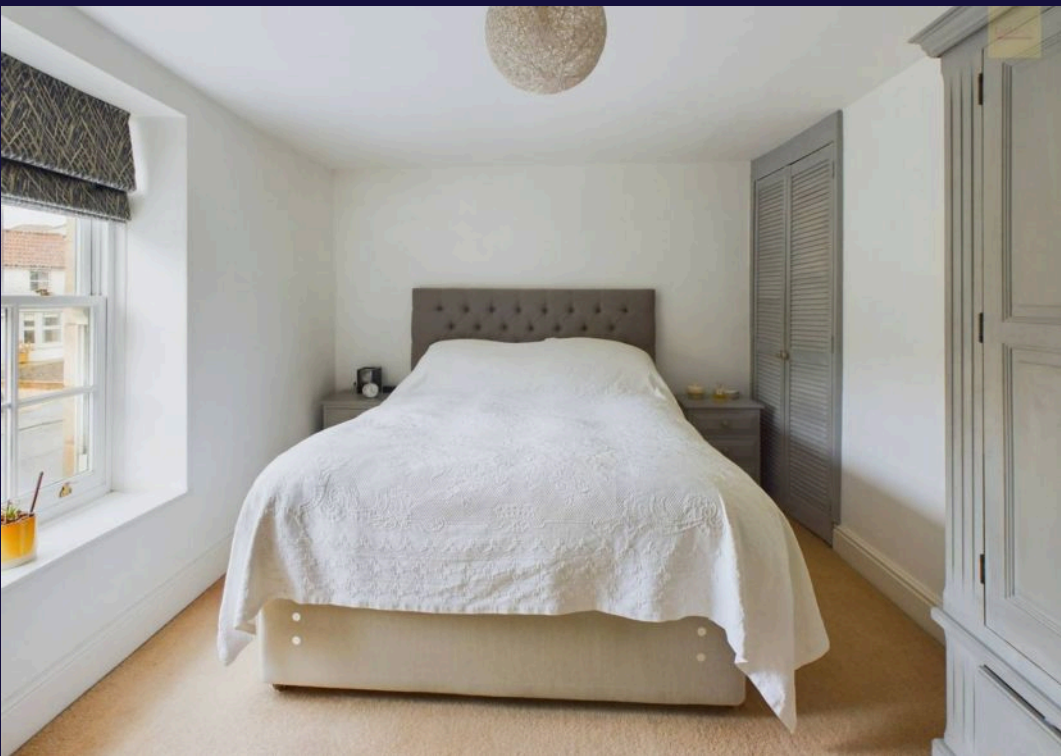
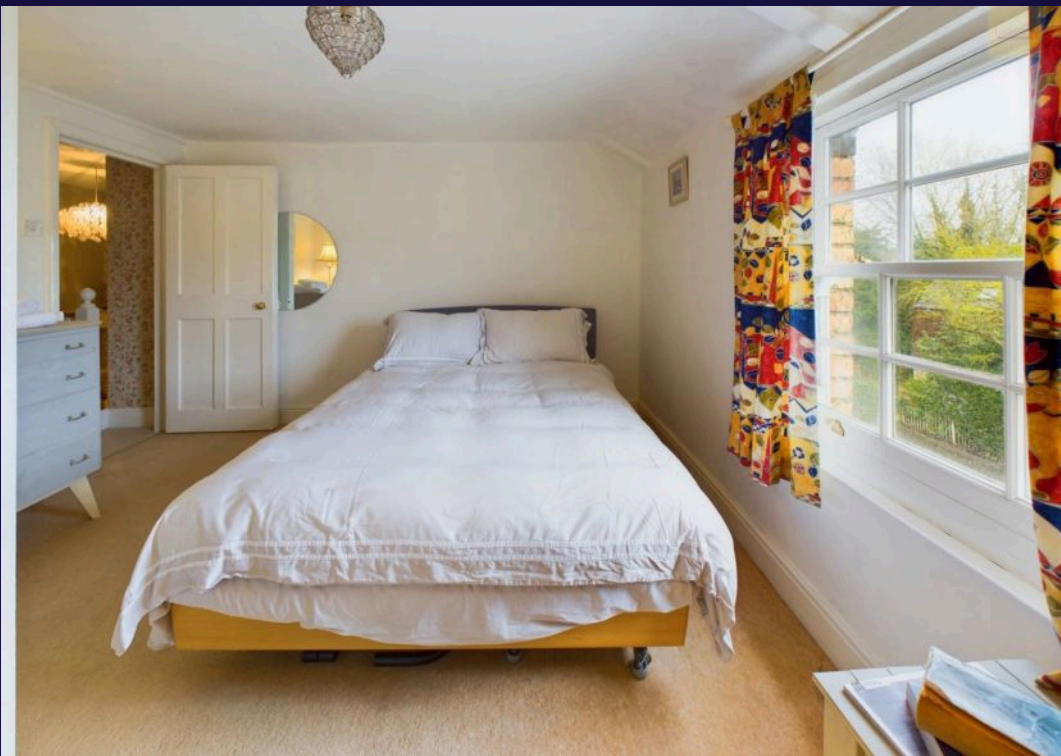
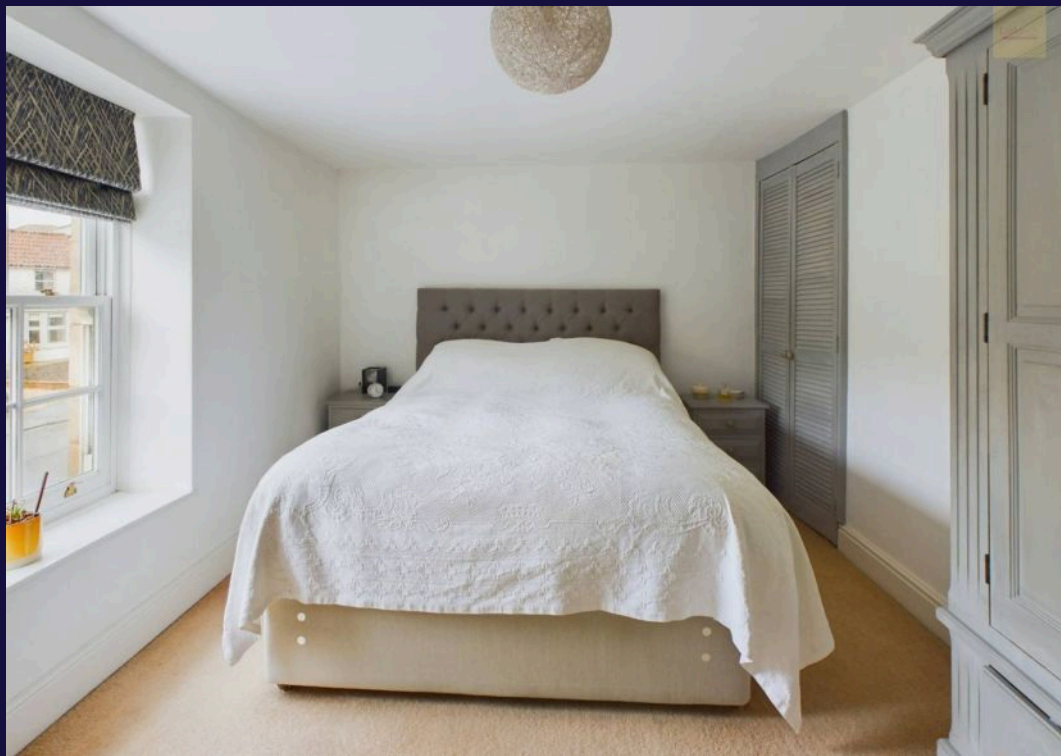
The first floor is home to two double bedrooms, which share access to a family bathroom. On the second floor, there's a double bedroom with the luxury of an en-suite bathroom. It's a private haven located on the top story of the house. Additionally, a single bedroom is also located on this level, which is perfect for family, guests, or as a personal study space.

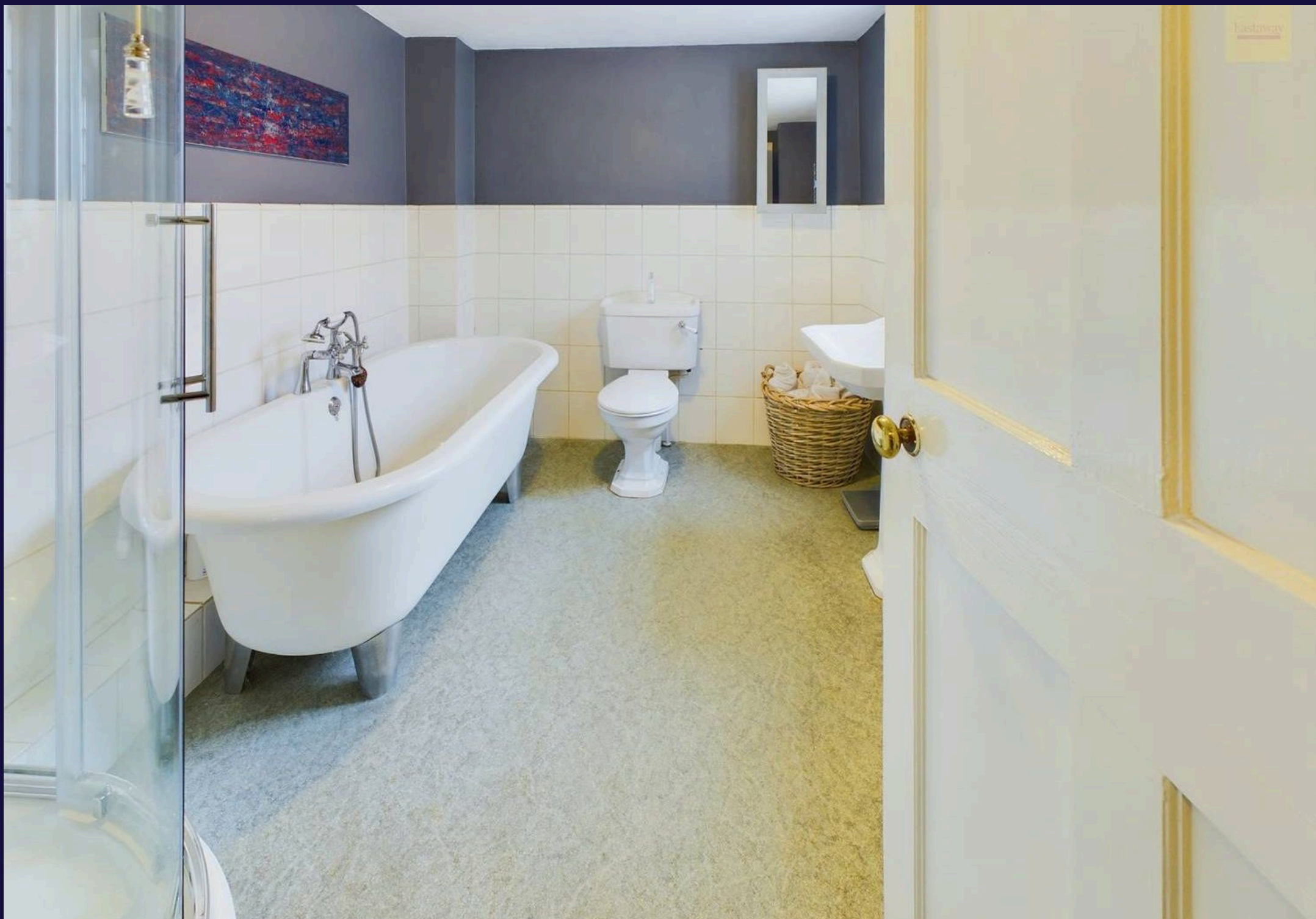
The outdoor courtyard garden offers a fabulous setting for relaxation and outdoor enjoyment. It's an extension of the home's charm in the open air.

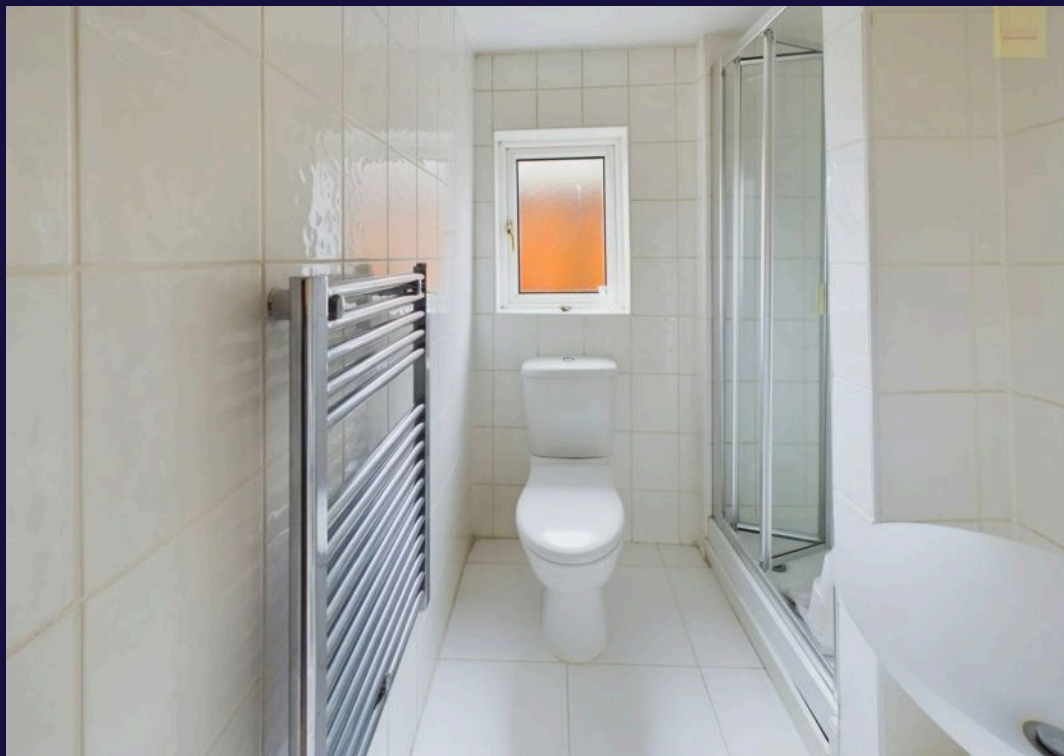
This property must be viewed to appreciate. So, book today for a private tour.





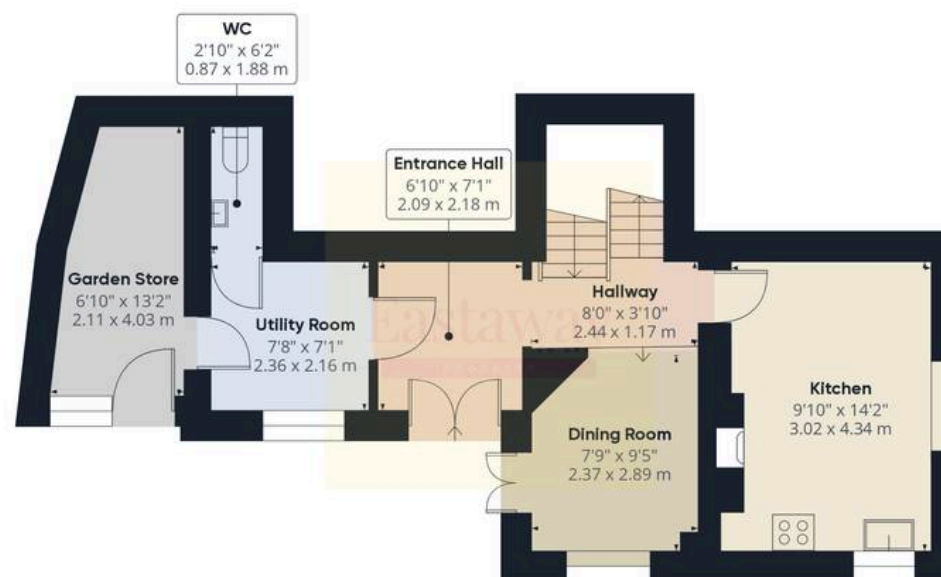




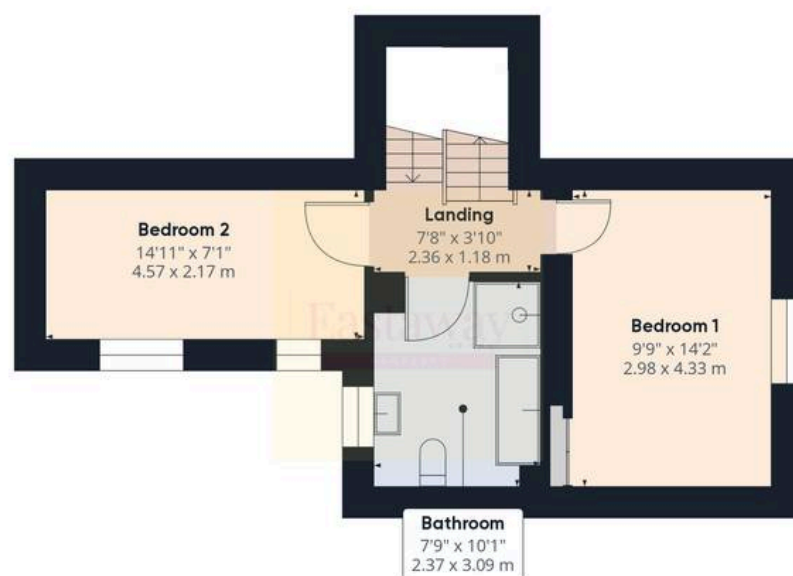




First Floor



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1519.75 ft²

141.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	3
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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Book a viewing by scanning the QR code or visiting eastaway.co.uk

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