



MILBURN

Main Street, Tinwell, Stamford, PE9 3UD



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Milburn is an impressive contemporary home built in 2007. Occupying an elevated position with delightful, landscaped gardens to the rear, plenty of driveway space for numerous vehicles plus a generous double garage with electrically operated doors.

GROUND FLOOR

Stone steps lead to the front door which opens to a large central hallway with travertine flooring underfoot. The sense of space is immediately apparent with two large reception rooms overlooking the front elevation.

The first, a lovely sitting room features a contemporary electric fireplace, French doors which open to the rear terrace and large windows to the front elevation.

On the opposite side of the hallway is another generous reception room which would make an ideal formal dining room, a snug or perhaps a play room.

Moving along the hallway is a third reception room which is currently used as a home office.

To the rear of the property, beyond the large utility room and the guest cloak room we find a fabulous kitchen. Recently refitted with a range of high quality stylish cabinetry along with integrated appliances and quartz work surfaces.

Beyond the large island is plenty of space for the dining table and a comfy seating area, perfect for everyday living. The kitchen has lovely views across the rear garden and French doors allowing easy access to the terrace and lawns beyond.

FIRST FLOOR

Ascending the staircase to the first floor, a large landing awaits with a comfortable seating area which takes in views towards the local land mark of Burghley Bottle Lodges.

There are a total of four bedrooms on this level along with three lovely bathrooms.

The principal suite has lovely views across the rear garden





and a fabulous refitted en suite which sits beside a dressing room with plenty of hanging space.

Along the hallway is a large guest suite which too has an en suite bathroom with a bath with shower over, a wash basin, loo and a heated towel rail.

Bedroom three is currently used as a dressing room with a full range of in built wardrobes and drawers. This room, along with the fourth bedroom share a lovely family bathroom which offers plenty of inbuilt storage, a vanity wash basin, shower, bath tub, loo and heated towel rail.

Moving on to the second floor there are two very generous bedrooms which share a shower room. These rooms are flooded with natural light due to each having two Velux roof lights.

OUTSIDE

Approaching the property a large driveway terminates at a large double garage with electrically operated doors. There are attractive landscaped borders to the front of this home and stone steps lead to the front door.

To the rear of the property is a sheltered terrace area which is ideal for alfresco dining. Beyond is a fabulous garden which has been landscaped to offer tiered lawns, lovely herbaceous borders and further seating areas.

LOCATION

Tinwell is a charming village where a plethora of opportunities for calming walks, such as into the lovely market town of Stamford along a river and through meadows. Alternatively, one can take a short drive to Stamford, in around 5 minutes, to take advantage of excellent schools, a train station, and shops, and enjoy its restaurants, cafes, Georgian architecture and more. Peterborough is around a 25 minute drive and has rapid trains to London in 49 minutes. Rutland Water is nearby for outdoor leisure pursuits, and the close-by Burghley House, its Gardens & Deer Park along with various annual events such as the Game Fayre and the world famous Burghley Horse trials all make for wonderful days out right on your doorstep.

SERVICES

Water, electricity and mains drainage are understood to be connected. The property has oil fired central heating.





FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

LOCAL AUTHORITY

Rutland County Council
Council Tax Band – G

TENURE

Freehold

VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone: 01780 758 090.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

POSSESSION

Vacant possession upon completion.

EPC RATING

Current – 60/D
Potential – 65/D



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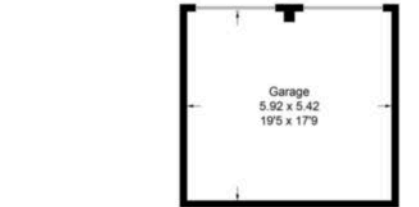
Approximate Gross Internal Area = 318.8 sq m / 3431 sq ft
Garage = 32.1 sq m / 345 sq ft
Total = 350.9 sq m / 3776 sq ft



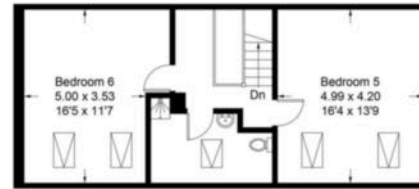
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

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