



17 Top Lock Meadows  
Stamford | Lincolnshire | PE9



# KEY FEATURES

- *A Double Fronted, Stone Built Family Home with a Generous Garden, Constructed in 2021*
- *Situated in a Quality Development Close to Local Amenities and Town Centre*
- *Set Over Three Floors, Offering a Well-Presented, Stylish, Contemporary Interior*
- *Reception Room, Study, Open Plan Kitchen/Dining/Family Room and a Utility*
- *Three First Floor Bedrooms, Dressing Room, En Suite and a Family Bathroom*
- *Second Floor Accommodates the Fourth Bedroom with En Suite Shower Room*
- *Detached Double Garage with Electric Doors and Ample Off-Road Parking Area*
- *Enclosed, West Facing, Predominantly Lawn Rear Garden with Patio Terrace*
- *Total Accommodation Extends to Approximately 1982 Sq.Ft.*







With its handsome double-fronted façade in natural stone, 17 Top Lock makes an immediate impression. Built in 2021, it combines the elegance of traditional design with all the advantages of a modern home. Neat planting frames the entrance, while a driveway and double garage provide secure parking and excellent storage. Its position on the edge of Stamford gives it a sense of calm, yet the bustle of the town centre is only a short walk away. For those familiar with Stamford, this is a location that manages to balance peace with convenience, making day-to-day life effortlessly easy.

The development itself is small and carefully maintained, with a welcoming sense of community. The vendor describes it as “friendly and safe”, and it is easy to see why. Shops and amenities are all close at hand: both Morrisons and Aldi are less than a five-minute walk, while the historic streets of Stamford with their Georgian architecture, independent shops, cafés, and restaurants are only around 15 minutes on foot. Families are well served by an excellent choice of schools, from respected state primaries to Copthill School and the Stamford Endowed Schools.

Inside, the house is as impressive as its exterior suggests. Accommodation

extends to just under 2,000 square feet, set across three floors, and the proportions are generous. Higher-than-average ceilings on the ground floor enhance the sense of light and space, while a well-considered layout gives the home a natural flow.

The hallway creates an immediate welcome, leading to two formal rooms at the front. To one side lies a study with a broad bay window, the perfect setting for a quiet home office, library, or playroom. Opposite is the sitting room, decorated in calm neutrals with warm brown accents, creating a restful retreat away from the busier areas of the house. The vendor says that even after four years, the décor still feels fresh, and the atmosphere throughout the house is one of calm sophistication.

The rear of the ground floor is devoted to a striking open-plan kitchen, dining and family space, stretching the full width of the house. This is the true heart of the home, designed with both everyday living and entertaining in mind. Two sets of bifold doors open directly to the garden, blurring the boundary between indoors and out, while a dramatic roof lantern – a pitched skylight that draws daylight deep into the space – makes the room glow even on grey days.





The kitchen itself is sleek and modern, with ample storage and workspace, while the dining area is large enough for gatherings around a reclaimed French-style table, one of the vendor's favourite pieces of furniture. Beyond, there is space for a more informal seating zone, perfectly placed to enjoy the garden views. On summer days, the bifold doors are thrown open and the terrace becomes an extension of the dining area, making this a sociable, easy space to live in. A separate utility room, accessed from both the kitchen and hall, helps keep the open-plan room clutter-free.









Upstairs on the first floor are three bedrooms, including the principal suite. This suite has been carefully designed to include a private dressing room and en suite shower room, creating a boutique-style retreat with a sense of seclusion. Two further bedrooms share a family bathroom finished to a high standard. Each room benefits from the natural light and well-planned proportions that are such a feature of this house.

The second floor is devoted to a substantial fourth bedroom with its own en suite shower room. Tucked beneath the eaves yet filled with light, it offers great flexibility, whether as a guest suite, a teenager's hideaway, or even a secondary workspace.









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Throughout the house, attention has been paid to detail. Shutters have been fitted to the windows for both style and privacy, wardrobes have been built in, and the interiors are finished in a clean, neutral palette that feels both contemporary and timeless. The vendor notes that the house still feels as new as the day they moved in, a testament to both the quality of the build and the care with which it has been maintained.

The garden is another highlight. West-facing and catching the afternoon and evening sun, it feels private and established thanks to a hedge planted along the boundary. A broad terrace runs across the back of the house, providing plenty of room for dining and entertaining, while the lawn beyond offers ample space for children to play or for simply enjoying a quiet moment outdoors. With two sets of bifold doors linking it so directly to the kitchen, the garden becomes a natural extension of the living space in the warmer months.

To the front, the house is equally appealing, with a landscaped garden softening the stone frontage and enhancing its kerb appeal. The double garage sits to one side, offering secure parking and excellent storage, while the driveway provides further space for vehicles.

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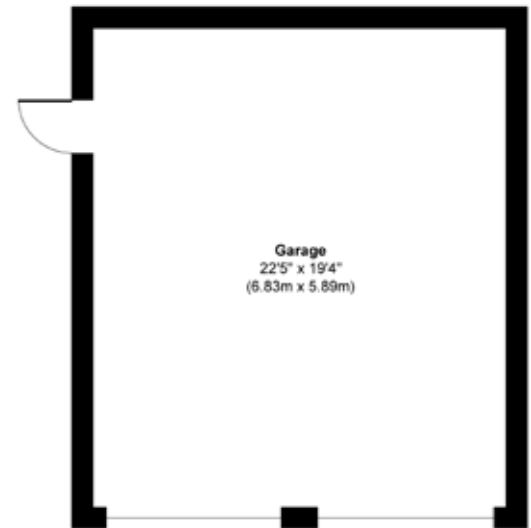
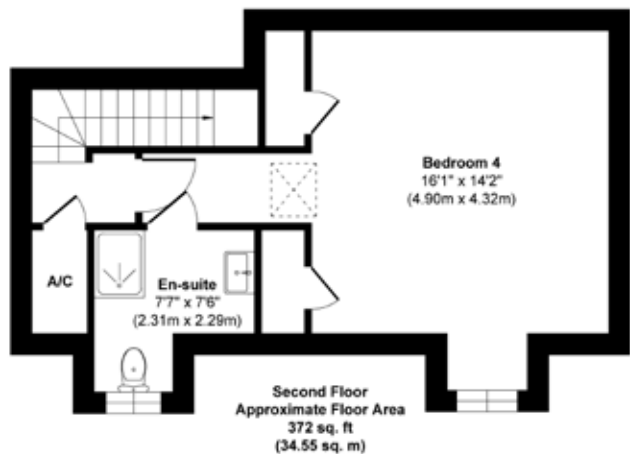
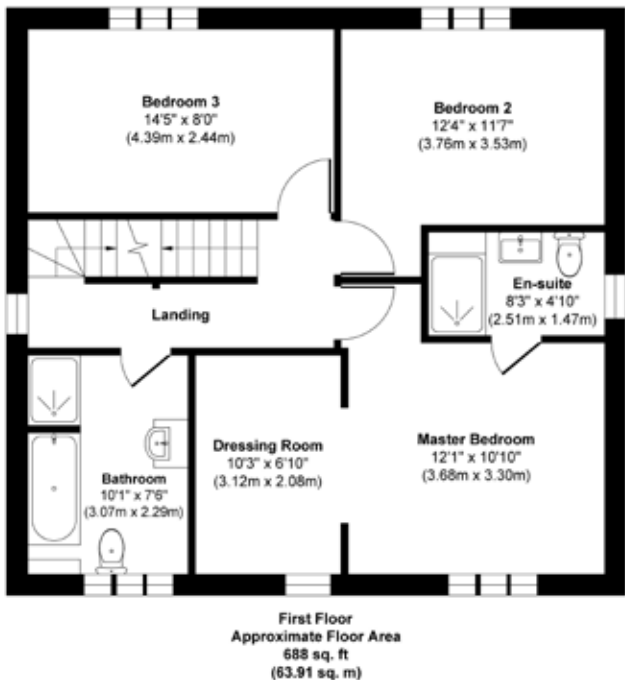
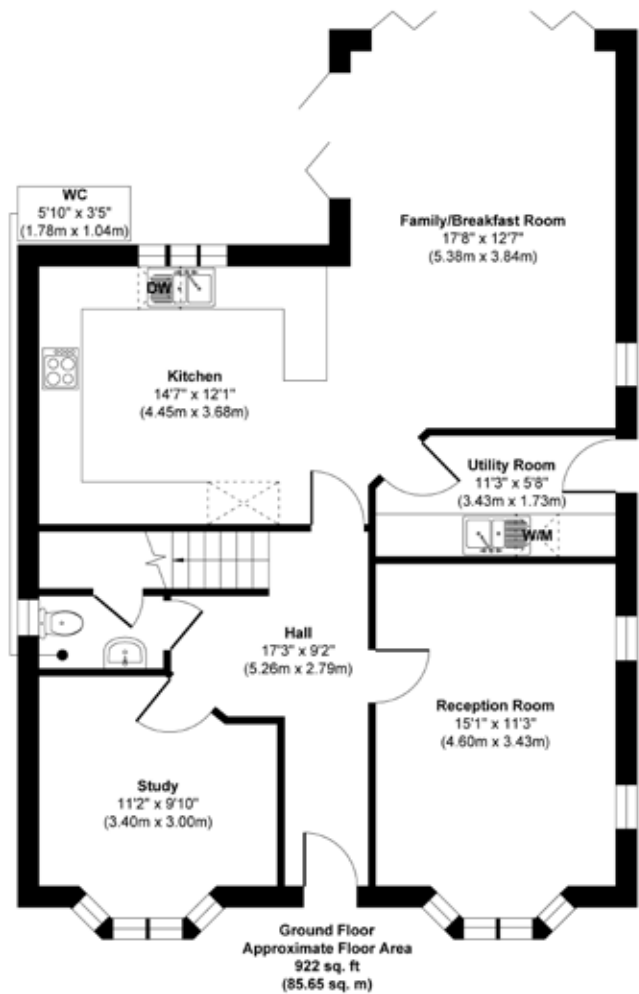
Life at 17 Top Lock is not only about the house itself but also about its wider setting. Stamford is repeatedly named one of the best places to live in the UK, celebrated for its elegant streets, thriving cultural scene, and strong sense of community. The George Hotel, a renowned coaching inn with centuries of history, remains a landmark, while independent shops, galleries, and restaurants bring vibrancy to the town centre. For lovers of the outdoors, Rutland Water is only five miles away, offering sailing, cycling, walking, golf, fly fishing and water sports.

Transport links are excellent too. The A1 runs just beyond Stamford, providing direct access north and south, while nearby Peterborough offers fast trains to London King's Cross. Stamford itself is served by both train and bus stations, ensuring easy connections.

When asked what they will miss most, the vendors pause on two things: the house itself and the community around it. The open-plan kitchen is the space they leave with the fondest memories, but they are equally quick to mention the friendliness of the estate, which has made living here such a pleasure. Of the house, they add: "Even after four years it still feels brand-new. It makes us happy to think that whoever lives here next will get to enjoy that same feeling."

17 Top Lock is a home that offers the best of both worlds: the grace of traditional stone architecture with the comfort and efficiency of modern build. With its spacious interiors, sunlit garden and superb location, it is a house designed for contemporary living, perfectly placed on the edge of one of England's most desirable market towns.





**Approx. Gross Internal Floor Area**  
**Main House = 1982 sq. ft / 184.11 sq. m**  
**Garage = 433 sq. ft / 40.22 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**LOCAL AUTHORITY:** South Kesteven District Council

**SERVICES:** Mains Electricity, Water, Drainage and Gas Central Heating

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

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