



SUNNY BANKS



STAMFORD



Retain all the glamour of 1920s living in a home brimming with original Art Deco features, and lovingly extended to embrace modern living.



STEP INSIDE

Welcome to Sunny Banks, a bright and inviting four-bedroom family home on Tinwell Road, in the ever-popular market town of Stamford.

In traditional style, a stepped pathway meanders up through the front garden, before arriving at the symmetrical, bay-window front of the home. When arriving home by car, a detached double garage and off-road parking are available to the rear.

Step into the entrance hallway and up onto robust, solid wood flooring and sense the high ceilings, grand proportions, and charming period detail. Refresh in the cloakroom before you lead on to discover the reception rooms.

LIGHT-FILLED LIVING

To the left of the stairs, the main sitting room is bathed in natural light, captured through the broad bay window overlooking the front garden. Bedecked in plantation shutters, tailor the light flow through the south-facing bay window. Beneath the window, note the unique curve of the radiator, perfectly in tune with the bountiful bay within which it is set.

On winter nights snuggle up in front of the wood-burning stove, set within its stone surround. Double doors lead into the rear study, where useful built-in furniture includes cupboards, drawers, shelving, and a desk which overlooks the rear terrace and garden through bi-folding doors. An idyllic setting in which to work; enjoy your coffee break outdoors.





FAMILY GOALS

Contemporary and classic collide in fluid fashion in the sociable open plan kitchen diner. Cook up a feast on the Rangemaster cooker, with gas burners and a selection of ovens. A central island features an inset sink and dishwasher alongside ample cupboard space.

Underfloor heating warms the tiled floor. Functional, chic and utterly in keeping with the contemporary extension, a dining area to the rear draws the outdoors in through bi-folding doors which open to the garden beyond. To the side, a laundry room keeps the clutter away from the main flow of the home, with a door onto the terrace and garden.

The sociable and family-friendly layout continues, as the kitchen flows into the bright snug at the front of the home. With its charming curved bay window, once more fitted with an arcing radiator and plantation shutters, a decorative cast iron fire surround adds a focal point to the room.



AND SO TO BED...

Ascend the curving staircase, with a large feature window and emerge onto the landing.

At the top of the stairs and to the left, the first double bedroom is spacious and light with views out to the front through the bountiful bay window, lined with plantation shutters inviting light in. A walk-in wardrobe provides plenty of storage, and in addition there's a generous en suite shower room.

Adjacent to here, discover the smartly tiled and fitted family bathroom.

Next, overlooking the front through a broad bay window fitted with plantation shutters, is the second bedroom, with fitted cupboard and a built-in wardrobe as a bonus. Refresh and revive in the tiled Jack and Jill bathroom, fitted with twin basins, lavatory, built-in shelving, and walk-in shower.



Emerge from the Jack and Jill en suite into the third bedroom; this lovely, tranquil room features a fitted cupboard and enjoys garden views to the rear.

Finally, continue through to the principal room. Abundantly-sized, two large windows frame views out over the rear garden. Ample room for your clothing awaits in the large, built-in wardrobe, whilst across the room, a door leads through to the en suite shower room.



HAZY DAYS

Return downstairs and step out through the bi-fold doors onto the paved patio to the rear, perfect for barbecues and al fresco summer dining, with a great-sized lawned garden.

A paved path to the right leads past the feature pergola and on to discover a second terraced area, soaking up the sun throughout the day, with a summerhouse to the rear, and gate to your driveway parking and garage.



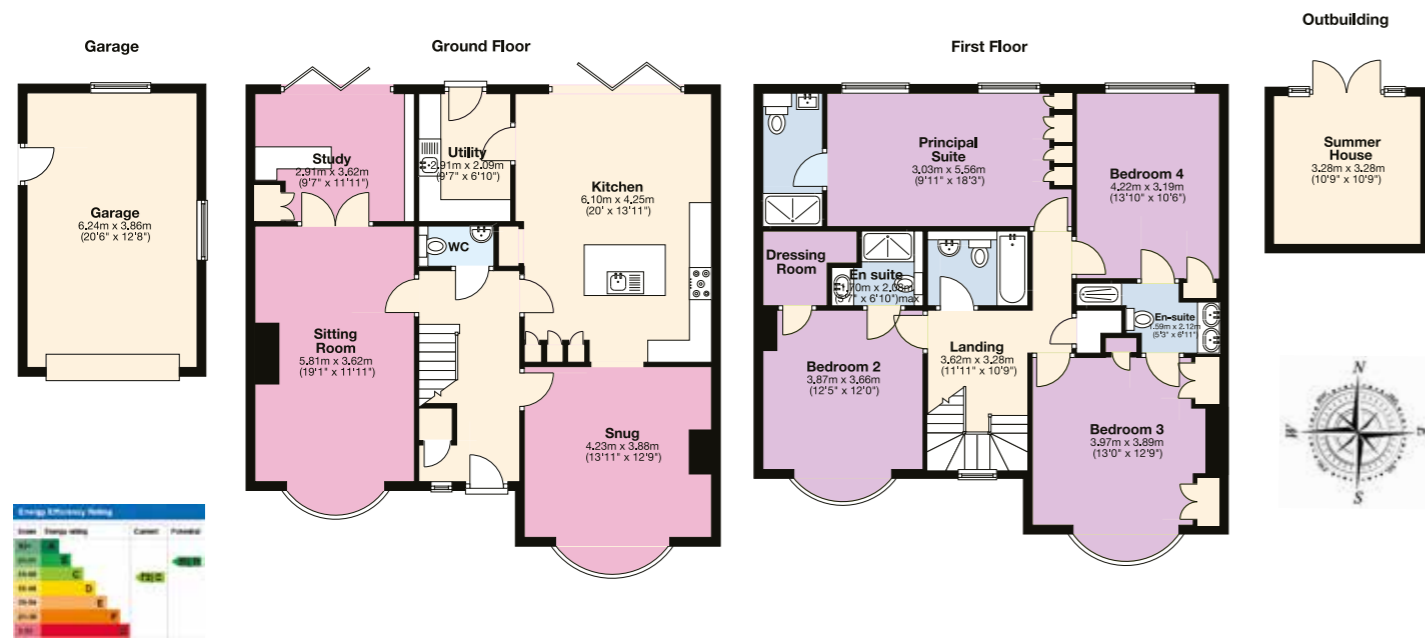
THE FINER DETAILS

Freehold
Detached
Constructed 1930s
Plot approx. 0.15 acre

Gas central heating
Mains services: gas,
electric, water, sewage
South Kesteven District

Council, tax band G
EPC rating C

Ground Floor: approx. 97.7 sq. metres (1052.1 sq. feet)
First Floor: approx. 94.0 sq. metres (1011.6 sq. feet)
Total: approx. 191.7 sq. metres (2063.4 sq. feet)
Garage: approx. 24.1 sq. metres (259.3 sq. feet)
Outbuilding: approx. 10.7 sq. metres (115.7 sq. feet)



ON YOUR DOORSTEP

Perfectly placed for families, Stamford is home to a selection of first-rate educational establishments with state and independent schooling available. Set within walking distance of the Georgian market town, explore the cobbled lanes and alleyways as you discover the boutique shops, bars, and restaurants. It's easy to see why the town has featured on the Sunday Times 'Best Places to Live' poll, with its five medieval churches; even the train station is Grade II listed. Easily reached on foot or by car, it offers handy connections for commuters travelling to Peterborough or London.

Take a tour of the grounds of nearby Burghley House or enjoy a pleasant stroll along the banks of the River Welland. There is so much to see and do nearby in the town described by The Times as "England at its traditional best". What better base to enjoy all the action from than your spacious family home at Sunny Banks?

LOCAL DISTANCES

Stamford Railway Station 0.7 miles (a picturesque 15 minute walk)
Oakham 11 miles (17 minutes)
Uppingham 13 miles (22 minutes)
Peterborough Railway Station 16 miles (23 minutes)
Grantham 21 miles (29 minutes)

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