

Tinwell Road Stamford, PE9 2QQ

GUIDE PRICE £950,000 to £975,000 Set on one of Stamford's most prestigious roads and only a short walk from the Town Centre stands this very attractive Victorian Semi Detached Villa built in 1878 in an interesting mix of terracotta and yellow brick. The facade is rather splendid with two large bays flanking the front door surrounded by decorative corbels, whilst on the first floor, there are three symmetrical sash windows and more corbels sitting under the eaves. The property has recently been sympathetically improved by the current owner who has taken care to retain much of its original charm and character whilst in turn creating a truly stunning family home. The property is light and airy throughout and offers versatile accommodation set out over two floors. The property further benefits from off road parking and a private South Facing Rear Garden.

Price Guide £950,000

Tinwell Road

Stamford, PE9 2QQ



- GUIDE PRICE £950,000 to £975,000
- Easy Walking Distance of the Town Centre
- 4 Double Bedrooms, 2 Bathrooms
- Double Fronted Victorian Home
- The House Retains Many of its Original Features
- Off Road Parking & South Facing Rear Garden
- Located on One of Stamford's Premier Roads
- 4 Reception Rooms
- EPC Rating - TBC

Entrance Hall

Lounge

12'5" x 16'0" (3.78m x 4.88m)

Dining Room

10'1" x 15'7" (3.07m x 4.75m)

Study

9'5" x 12'1" (2.87m x 3.68m)

Breakfast Room

12'9" x 12'7" (3.89m x 3.84m)

Kitchen

11'5" x 11'11" (3.48m x 3.63m)

Pantry

Shower Room

Bedroom 4

10'11" x 9'4" (3.33m x 2.84m)

Landing

Bedroom 1

10'2" x 13'2" (3.10m x 4.01m)

Dressing Room

Bedroom 2

12'6" x 11'9" (3.81m x 3.58m)

Bedroom 3

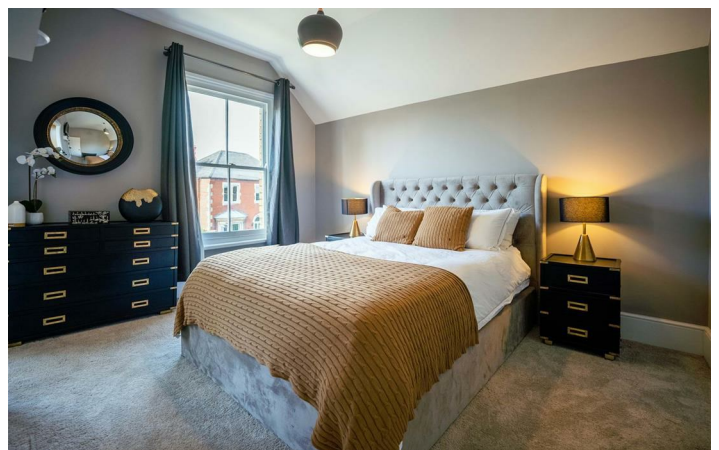
10'0" x 13'2" (3.05m x 4.01m)

Family Bathroom



Directions

Please use Postcode PE9 2QQ for Sat Nav Guidance



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 1108 sq.ft, 103 m², FLOOR 2: 699 sq.ft, 65 m²
 TOTAL: 1807 sq.ft, 168 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	