



6 Wothorpe Mews, Stamford

Offers Over £295,000

 **NEWTON FALLOWELL**

6 Wothorpe Mews

Stamford, Stamford

****No Onward Chain**** Ideally situated just moments from Stamford town centre, the Meadows, and the train station, this spacious extended two-bedroom home benefits from an en-suite shower room, generous living accommodation, and two off-road parking spaces.

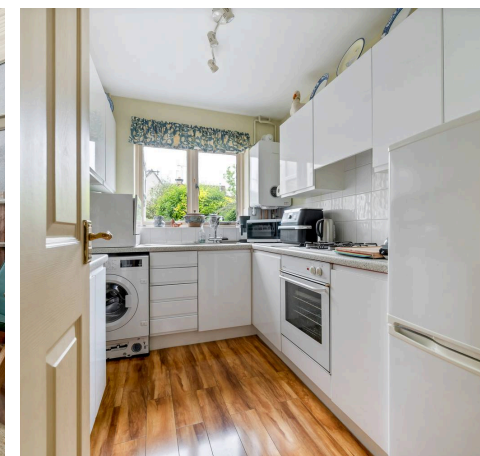
The property is entered via a welcoming hallway providing access to the ground floor accommodation. To the front is a well-equipped kitchen, while to the rear a generous open-plan sitting and dining room creates an excellent entertaining space. A bright sun room overlooks the garden and provides an additional reception area.

Upstairs, the property features two spacious double bedrooms, with the principal bedroom enjoying the advantage of an en-suite shower room. A modern family bathroom completes the first-floor accommodation.

Externally, the property benefits from two off-road parking spaces. The west-facing rear garden is designed for low maintenance, being mainly laid to patio with mature planted borders, creating a private and enjoyable outdoor space.

Council Tax band: C

Tenure: Freehold





Hall

6' 8" x 4' 11" (2.04m x 1.51m)

Kitchen

9' 5" x 7' 0" (2.86m x 2.13m)

Sitting/Dining Room

12' 6" x 16' 2" (3.82m x 4.94m)

Sun Room

12' 6" x 8' 0" (3.81m x 2.44m)

Bedroom One

13' 5" x 13' 0" (4.10m x 3.95m)

En-Suite

4' 9" x 4' 11" (1.44m x 1.51m)

Bedroom Two

9' 6" x 13' 0" (2.90m x 3.97m)

Bathroom

6' 4" x 8' 4" (1.93m x 2.55m)



GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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