



20 Lambert Mews, Stamford
£595,000

 **NEWTON FALLOWELL**

20 Lambert Mews

Stamford

Immaculately presented four-bedroom stone townhouse situated in a prime Stamford location, just a short walk from the town centre. Beautifully restored and improved by the current owners, this spacious home offers versatile accommodation across four floors, featuring generous reception space, a stunning kitchen, three/four bedrooms, a superb sun-trap balcony with elevated views, a landscaped garden, single garage and off-road parking.

The accommodation is arranged over four floors and begins with an entrance hall providing access to the living room, cloakroom and a versatile bedroom. The spacious living room enjoys a feature fireplace and opens into a bright and airy sun lounge. The bedroom on this floor benefits from built-in wardrobes, additional storage and pleasant views.

On the next level, the landing leads to a further single bedroom or home office, along with the impressive open-plan kitchen, dining and snug area. The beautifully appointed kitchen features a range of fitted units, integrated appliances, oak worktops and a practical pull-out breakfast bar. The dining and seating areas provide excellent space for entertaining and everyday living. Completing this floor is the extended balcony, offering a fantastic outdoor seating area with elevated views and afternoon sunshine.

The top floor hosts two further double bedrooms, both benefitting from built-in wardrobes, along with a modern three-piece family bathroom. The principal bedroom also enjoys a stylish en-suite shower room with contemporary tiling and a large walk-in shower.

Externally, the property offers a driveway providing off-road parking and access to the single garage. Gated side access leads to both the front entrance and rear garden. The landscaped rear garden has been designed for low maintenance, featuring a generous patio seating area, mature planted borders and attractive stone wall boundaries.

Council Tax band: F

Tenure: Freehold





Entrance Hall

7' 8" x 6' 5" (2.34m x 1.96m)

Living Room

16' 6" x 12' 5" (5.03m x 3.78m)

Sun Lounge

10' 10" x 5' 7" (3.30m x 1.70m)

Cloakroom

6' 6" x 3' 5" (1.98m x 1.04m)

Bedroom Three

11' 8" x 9' 6" (3.56m x 2.90m)

Open Plan Kitchen / Diner / Snug

24' 8" x 16' 6" (7.52m x 5.03m)

Balcony

11' 10" x 6' 1" (3.61m x 1.85m)

Bedroom Four/Study

7' 4" x 6' 5" (2.24m x 1.96m)

Bedroom One

12' 4" x 11' 8" (3.76m x 3.56m)



En Suite

7' 4" x 3' 8" (2.24m x 1.12m)

Bedroom Two

12' 9" x 9' 6" (3.89m x 2.90m)

Bathroom

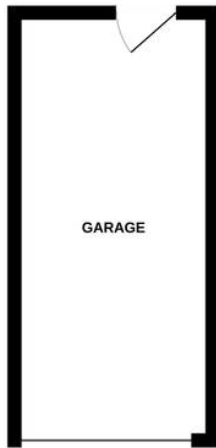
7' 2" x 6' 7" (2.18m x 2.01m)

Garage

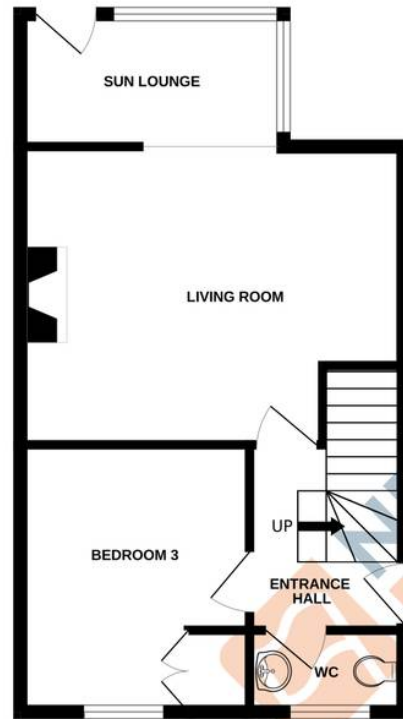
17' 6" x 8' 0" (5.33m x 2.44m)



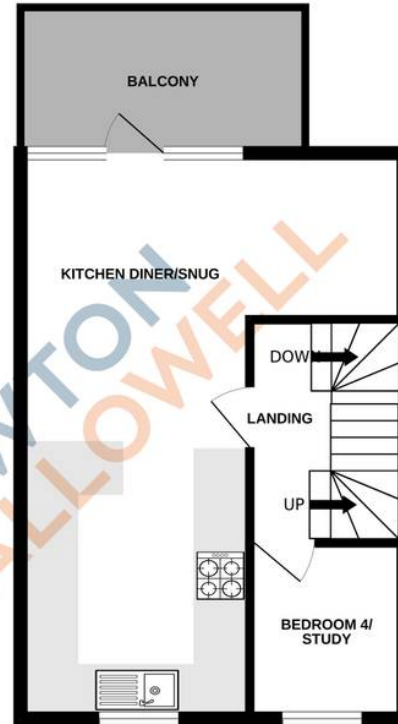
BASEMENT
146 sq.ft. (13.6 sq.m.) approx.



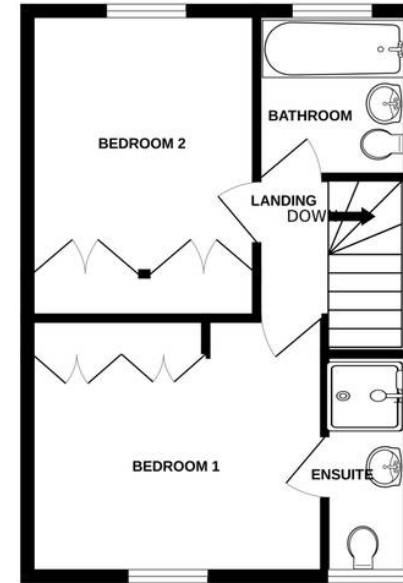
GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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