



Emlyns Street, Stamford

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Immaculate Three Bedroom Family Home
- Incredible Location, Walking Distance to Town
- Original Character Features
- Off Road Parking!
- Spacious Rear Garden
- Council Tax Band - B
- EPC Rating – TBC
- Freehold

£475,000





Situated on arguably one of Stamford's most desirable streets, this stunning red-brick three-bedroom home offers beautifully presented accommodation, an impressive open-plan kitchen/dining space, a generous rear garden, and the rare benefit of off-road parking — all just a short walk from Stamford town centre.

The property is entered via an attractive porch leading into a welcoming entrance hall, which provides access to the principal ground floor rooms, a downstairs WC, and stairs rising to the first floor. To the front of the property is a cosy separate living room, featuring a charming fireplace and original floorboards, creating a warm and characterful space to relax.

To the rear, the home truly comes into its own with a superb open-plan kitchen/dining room, ideal for modern family living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the space. A separate utility room adds further practicality.

Upstairs, the first floor offers two exceptionally spacious double bedrooms, along with a third single bedroom which would make an ideal nursery, dressing room, or home office. The accommodation is completed by a rare and well-appointed four-piece family bathroom, featuring both a walk-in shower, separate bath and underfloor heating.

Externally, the property enjoys a walled front garden with a pathway leading to the front door. To the side, a driveway provides access to off-road parking at the rear. The rear garden is predominantly laid to lawn and also benefits from a separate patio area, perfect for outdoor dining and entertaining.





Entrance Hall 1.87m x 4.39m (6'1" x 14'5")

Lounge 3.32m x 4.3m (10'11" x 14'1")

WC 1.68m x 0.71m (5'6" x 2'4")

Dining Room 3.95m x 3.33m (13'0" x 10'11")

Kitchen 2.57m x 4.84m (8'5" x 15'11")



Utility Room 2.14m x 1.05m (7'0" x 3'5")

Bedroom One 3.3m x 4.27m (10'10" x 14'0")

Bedroom Two 3.94m x 3.02m (12'11" x 9'11")

Bedroom Three 1.81m x 2.57m (5'11" x 8'5")

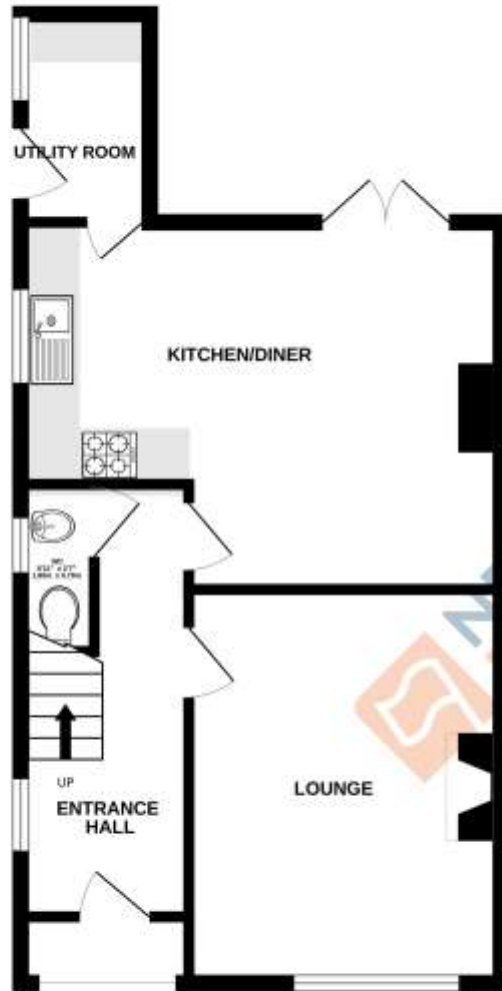


Bathroom 2.12m x 2.61m (7'0" x 8'7")





GROUND FLOOR



1ST FLOOR

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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