



Wharf Road, Stamford
£375,000

 **NEWTON FALLOWELL**

12b Wharf Road

Stamford

Newton Fallowell are delighted to offer this truly unique two-bedroom maisonette, situated just moments from Stamford town centre. Boasting generous open-plan living accommodation, stylish modern décor throughout, off-road parking, and a private low-maintenance garden, this property offers a rare combination of character, space, and convenience. Upon entering the property, you are welcomed by a spacious entrance lobby, providing excellent storage for coats and shoes, whilst a low-level window allows natural light to flood the space. A striking spiral staircase leads to the impressive first-floor accommodation.

The heart of the home is the exceptional open-plan living area, featuring vaulted ceilings and multiple windows that create a wonderfully bright and airy atmosphere. This impressive space seamlessly combines the kitchen, dining, and living areas, making it ideal for both everyday living and entertaining. A Juliette balcony further enhances the room, allowing additional natural light to flow through the property.

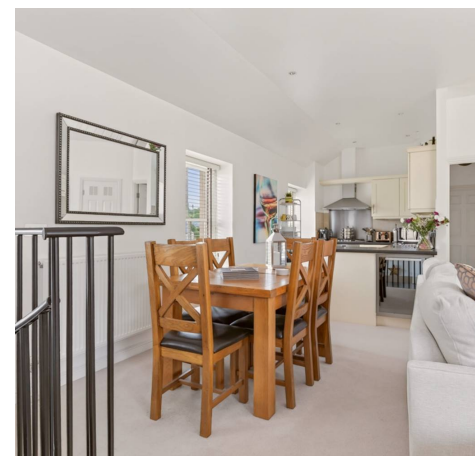
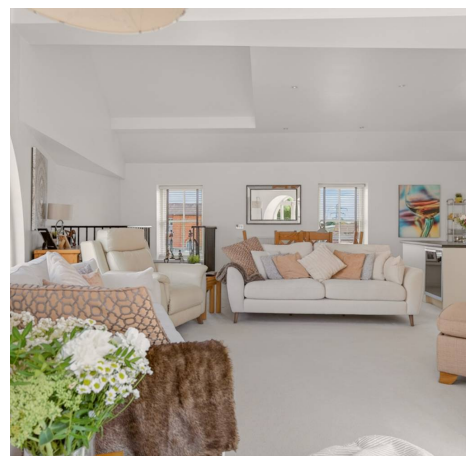
To the rear of the home are two generous double bedrooms, with the principal bedroom benefitting from a recently refitted en-suite shower room. The accommodation is further complemented by a modern family bathroom.

Externally, the property benefits from dedicated off-road parking and a private, low-maintenance garden, predominantly laid to patio, providing the perfect space for outdoor dining, entertaining, or simply relaxing.

A particularly notable feature is the characterful Grade II Listed archway that provides access to the property, adding a unique sense of history and charm to this exceptional Stamford home.

Council Tax band: C

Tenure: Freehold





Lobby

11' 7" x 3' 10" (3.52m x 1.18m)

Open Plan Kitchen / Dining / Living

28' 1" x 28' 1" (8.57m x 8.55m)

Bedroom One

13' 9" x 9' 6" (4.18m x 2.89m)

En-Suite

7' 8" x 4' 6" (2.33m x 1.38m)

Bedroom Two

11' 5" x 7' 9" (3.48m x 2.35m)

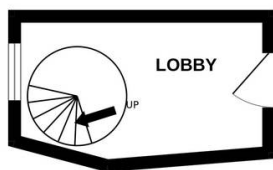
Bathroom

7' 9" x 6' 6" (2.36m x 1.97m)

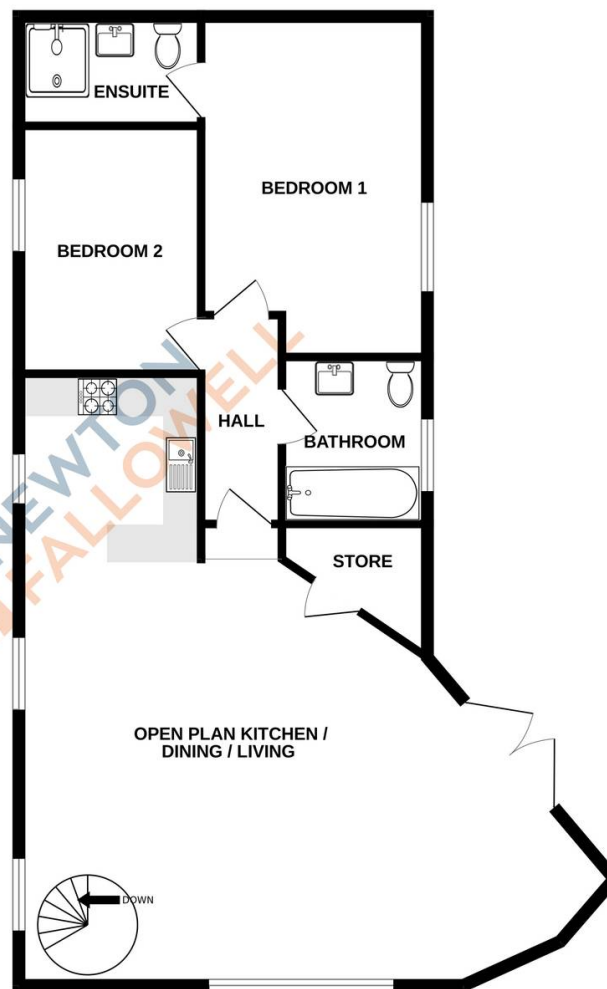


GROUND FLOOR
108 sq.ft. (10.0 sq.m.) approx.

FIRST FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 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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Newton Fallowell - Stamford

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