



8a Wharf Road, Stamford, PE9 2DU

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Town centre location
- Three storey town house
- Four well balanced bedrooms
- Spacious living room
- Large modern kitchen diner
- Courtyard garden and lovely balcony
- Two allocated off road parking space
- EPC Rating - C
- Freehold

Offers in excess of £500,000





Stunning four-bedroom, three-storey, stone-built townhouse, situated in a prime location just a stone's throw from Stamford town centre. The property benefits from two allocated off-road parking spaces, a light and airy living room, a large open-plan kitchen diner, a separate family room, four well-balanced bedrooms, two bathrooms, a courtyard, and a lovely balcony.

The property is arranged over three floors and is entered via the entrance hall, which offers excellent flow, connecting the spacious living room, flooded with natural light and featuring a fantastic balcony, as well as access to the fourth bedroom with double built-in wardrobes with sliding doors. A staircase from the entrance hall provides access to both the ground and second floors.

The ground floor accommodates a large open-plan kitchen diner with an array of modern units and French doors opening out onto the courtyard. Completing this floor is a versatile family room/snug, a utility room, and a separate cloakroom.

To the second and final floor, the landing connects three well-proportioned bedrooms and the family three-piece bathroom. The principal bedroom on this floor also benefits from its own three-piece en-suite shower room.

Outside, to the front, there are inset footsteps leading to the front door, with an overhanging balcony and low-maintenance borders. The balcony provides a lovely outdoor seating area with views, while the courtyard offers space for a small table and chairs or potted plants. Two allocated parking spaces are located to the rear, providing easy access to this charming home.





Entrance Hall 5.41m x 4.8m (17'8" x 15'8")

Bedroom Four 4.28m x 2.83m (14'0" x 9'4")

Living Room 4.28m x 3.44m (14'0" x 11'4")

Landing 3.63m x 1.81m (11'11" x 5'11")

Bedroom One 3.63m x 2.81m (11'11" x 9'2")

En-Suite 1.76m x 1.7m (5'10" x 5'7")

Bedroom Two 3.4m x 2.79m (11'2" x 9'2")

Bedroom Three 3.4m x 2.54m (11'2" x 8'4")

Bathroom 2.91m x 1.69m (9'6" x 5'6")

Hallway 4.43m x 1.79m (14'6" x 5'11")

Kitchen Diner 5.44m x 5.41m (17'10" x 17'8")

Family Room / Study 3.64m x 2.86m (11'11" x 9'5")

Utility 2.86m x 1.67m (9'5" x 5'6")

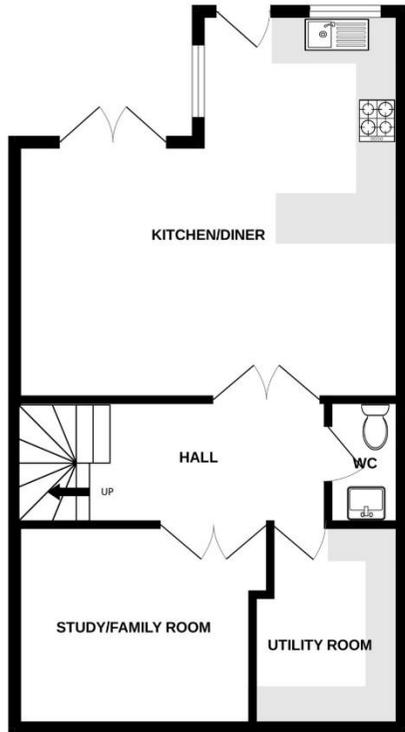
Cloakroom 1.77m x 0.89m (5'10" x 2'11")

Agent Note – There is a service charge for the area of approximately £572 per annum

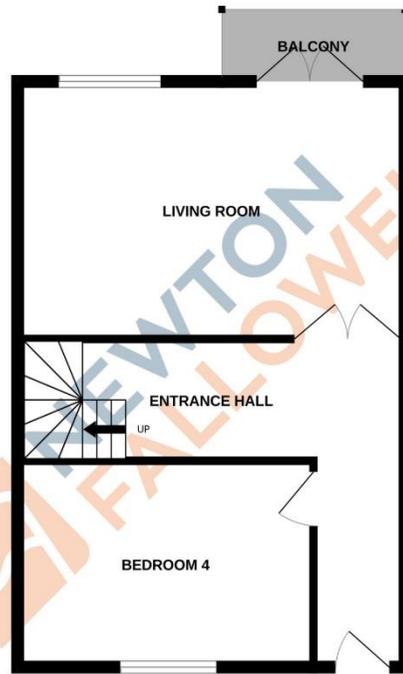




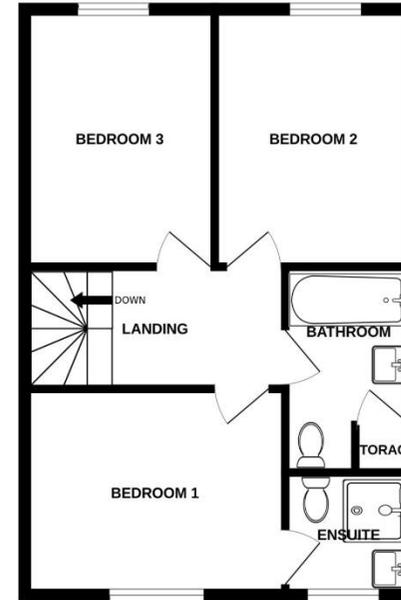
GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	77	80
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

COUNCIL TAX INFORMATION:

Local Authority: SKDC
Council Tax Band: E

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.