



1 ROCK ROAD

STAMFORD



Modern comfort and one of England's finest market towns make an easy partnership at No.1 Rock Road, where indulgent contemporary interiors meet with wonderfully walkable amenities from Waitrose to the station, in the timelessly charming surroundings of Stamford, England's finest stone town.

Clad in mellow Stamford stone, No. 1 stands poised amidst the honey-toned stone of Stamford's historic landscape.

A WARM WELCOME

Indoors, classic stone symmetry is balanced by a more modern aesthetic, with light-toned wood flooring cohesively running throughout the entrance hallway and through beyond the glazed double doors into the sitting room on the left.

Here, the warmth from the underfloor heating, which runs throughout the downstairs, is enhanced by a remote-operated stove, inset upon a modern glass hearth. Clean and contemporary in its décor, alcoves offer storage, while spotlighting shines down warmly from above.

Maximising space, a cloakroom sits neatly beneath the stairs, with a utility cupboard beside the front door offering space for coats and shoes alongside plumbing for a washing machine.



WINE AND DINE

White, crisp and handleless, the kitchen to the other side of the entrance hallway offers built-in storage within its cupboards and drawers, while contemporary grey worktops provide plenty of preparation space. Integrated Neff appliances include two ovens, a microwave and induction hob alongside a fridge-freezer.

With space for a breakfast table beside the French doors, in summer months, invite a fresh breeze indoors from the small courtyard to the side of the home.





REST AND REVIVE

From the entrance hallway, the stairs turn up to the first-floor landing, where the principal bedroom beckons on the right. Light, bright and spacious, two large sash windows to the front invite plenty of sunshine, offering handsome views out over central Stamford.

Refresh and revive in the first-floor bathroom, where a mirrored wall above the bath, containing showerhead attachment, amplifies the sense of space.

Across from the principal bedroom, a second spacious double bedroom again captures elevated views out over Stamford's iconic rooftops.

These same views await from the second floor, where a third bountiful bedroom entreats, while a fourth bedroom, ideal as a playroom or even walk-in wardrobe storage, awaits across the landing.

Also on this floor, a contemporary shower room serves both bedrooms. A fitted water softener adds to the comfort and ease of everyday living throughout the home.

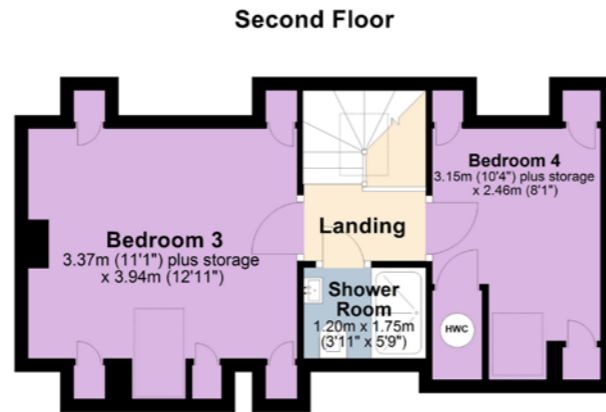
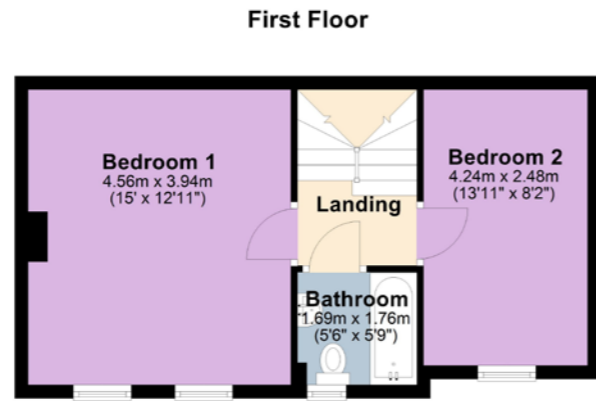
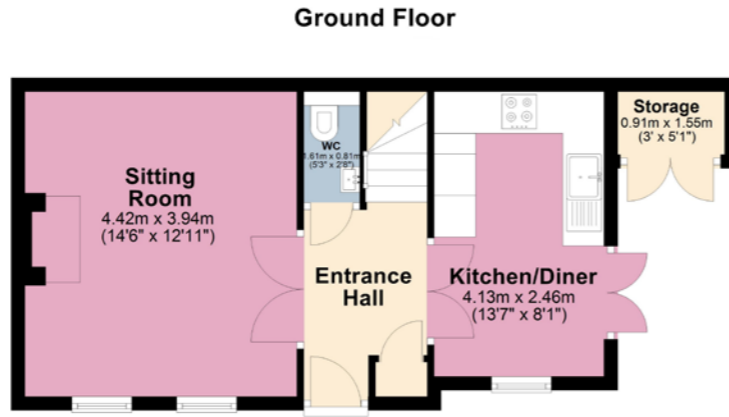


COMBINING CONTEMPORARY LIVING WITH THE CONVENIENCE OF STAMFORD-CENTRE ACCESSIBILITY, NO. 1 ROCK ROAD IS A WARM, WELCOMING AND CHARACTERFUL HOME, PERFECTLY ATTUNED TO THE PACE OF MODERN LIFE.

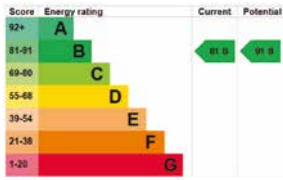


THE FINER DETAILS

Freehold
 Detached
 Constructed 2010s
 Gas central heating
 Underfloor heating to ground floor
 Mains electricity, water and sewage
 Plot approx. 0.01 acre
 South Kesteven District Council,
 tax band E
 EPC rating B



Ground Floor: approx. 36.3 sq. metres (391.2 sq. feet)
 First Floor: approx. 37.2 sq. metres (400.4 sq. feet)
 Second Floor: approx. 32.2 sq. metres (347 sq. feet)
 Total: approx. 105.8 sq. metres (1,138.6 sq. feet)



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ON YOUR DOORSTEP

Centrally situated, within five minutes' walk of Rock Road, discover the historic market town of Stamford, cited by the Sunday Times newspaper as one of Britain's best places to live, and home to the renowned Stamford School.

Take a turn about the Elizabethan cobbles, stroll along the river and peruse independent boutiques, cafes and restaurants. Within 20 minutes' walk, pay a visit to Burghley House and admire the exquisitely maintained gardens and treasure-filled state rooms. Aside from its quaint cobbled streets and impressive architecture, Stamford is famed for its weekly market and fortnightly farmers' market, held on Fridays.

Commuting is straightforward, with Stamford's easy rail links to Peterborough and onward to London's King's Cross, making daily commuting a real possibility.



LOCAL DISTANCES

- Stamford Railway Station**
0.5 miles (12 minute walk)
- Oakham** 11 miles (17 minutes)
- Uppingham** 12 miles (20 minutes)
- Peterborough** 15 miles (21 minutes)
- Oundle** 15 miles (25 minutes)
- Grantham** 23 miles (29 minutes)





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