



10 Blackfriars Street, Stamford  
£425,000

 **NEWTON FALLOWELL**

This beautifully presented four bedroom stone built town house is situated in the heart of Stamford, offering a perfect blend of period charm and contemporary living. The property boasts a striking stone facade complemented by traditional sash windows, which enhance its characterful appearance and ensure plenty of natural light throughout. Upon entering, you are greeted by a spacious hallway leading to a modern kitchen fitted with high quality integrated appliances, ample storage and sleek work surfaces, making it ideal for both every-day family life and entertaining. The light and airy living room provides a welcoming space to relax, with generous proportions and tasteful décor that create a warm and inviting atmosphere.

Upstairs, the accommodation comprises four well proportioned bedrooms, each thoughtfully designed to maximise comfort and flexibility for family living or home working. The principal bedroom benefits from ample storage, while the further bedrooms offer versatility for guests, children or study space. Two contemporary bathrooms, finished to a high standard, serve the upper floors, and a convenient downstairs cloakroom adds further practicality for busy households. Throughout the property, modern fixtures and fittings have been carefully chosen to complement the period features, resulting in a stylish and cohesive interior.

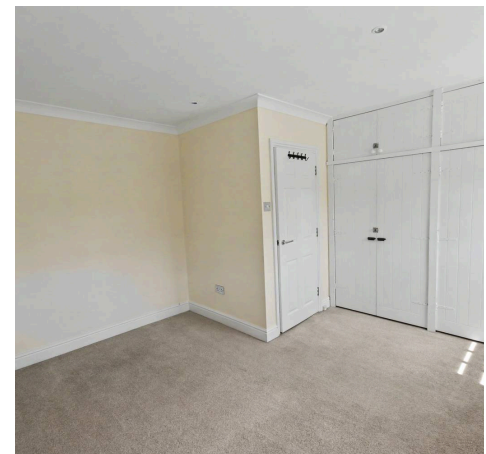
The home is offered with permit parking available (subject to local authority regulations), providing valuable convenience in this sought after central location. Positioned just moments from Stamford's vibrant town centre, residents will enjoy easy access to an array of independent shops, cafes and restaurants, as well as highly regarded schools and excellent transport links. This exceptional property is ideal for those seeking a spacious and elegant home in a prime Stamford setting, combining traditional charm with modern comforts for a truly unique lifestyle opportunity. Early viewing is highly recommended to fully appreciate the quality and appeal of this stunning town house.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Entrance Hall**

12' 6" x 6' 11" (3.81m x 2.10m)

**Wc**

5' 7" x 3' 6" (1.71m x 1.06m)

**Living Room**

14' 8" x 12' 4" (4.48m x 3.77m)

**Kitchen**

12' 6" x 7' 9" (3.81m x 2.37m)

**Landing**

**Bedroom 1**

12' 1" x 7' 9" (3.68m x 2.37m)

**En-suite**

6' 11" x 5' 8" (2.11m x 1.72m)

**Bedroom 2**

12' 10" x 11' 3" (3.90m x 3.44m)

**Landing**

**Bedroom 3**

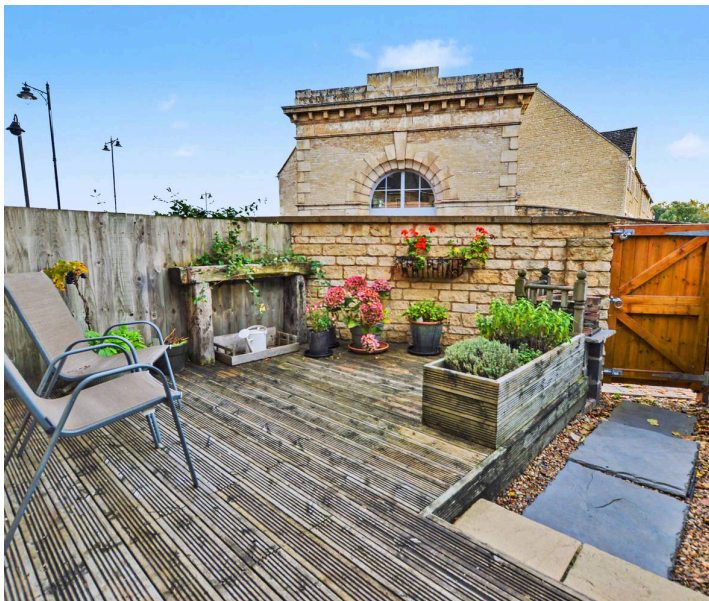
14' 8" x 7' 1" (4.48m x 2.16m)

**Bedroom 4**

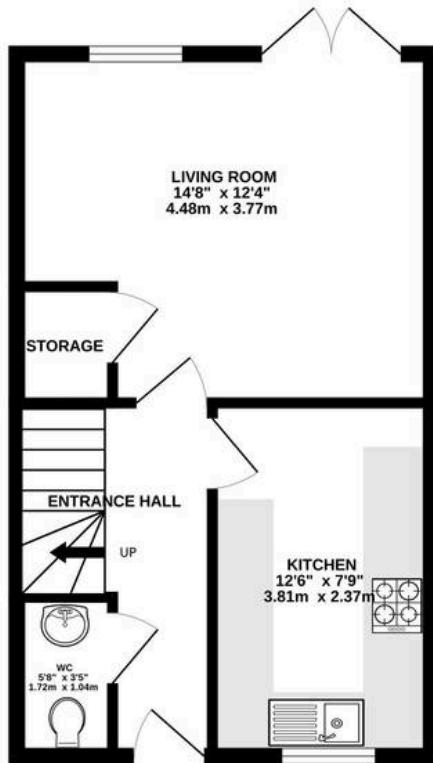
14' 8" x 7' 1" (4.48m x 2.17m)

**Shower Room**

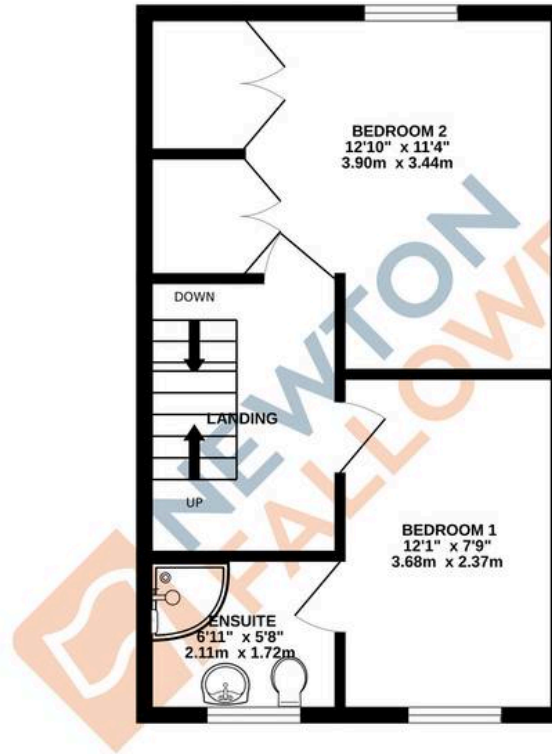
8' 2" x 5' 6" (2.50m x 1.69m)



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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