

## 19 Cherryholt Road, Stamford, Lincs, PE9 2EP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		81	90
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

This delightful townhouse offers an exceptional blend of comfort, style, and versatile modern living, making it an ideal choice for families, professionals, or anyone seeking generous and flexible accommodation. The property enjoys the added benefit of two off-street parking spaces located to the rear. Perfectly positioned within walking distance of Stamford town centre, residents can enjoy easy access to an excellent range of shops, restaurants, cafes, and local amenities, while still benefiting from a peaceful residential setting. No upward chain.

Beautifully arranged across three floors, the property provides four spacious bedrooms and thoughtfully designed living areas that perfectly balance practicality with contemporary elegance.

Upon entering, you are welcomed by a bright and inviting entrance hall, leading to a convenient cloakroom and a versatile study, ideal for those working from home or requiring additional reception space. The heart of the home is the impressive open-plan living/kitchen/dining room, a spacious and sociable area designed for both everyday family living and entertaining guests. Filled with natural light, this stylish space creates a warm and welcoming atmosphere throughout.

The first floor continues to impress with a comfortable sitting room, which could also serve as a fourth bedroom depending on individual requirements. A further generously sized double bedroom and a modern family bathroom complete this level.

Occupying the second floor is the superb principal bedroom suite, featuring built-in wardrobes and a private en-suite bathroom, creating a peaceful and luxurious retreat. An additional double bedroom, also benefiting from its own en-suite, provides excellent privacy and convenience. In total, the property boasts three well-appointed bathrooms, ensuring comfort and practicality for both residents and visitors alike.

With a low maintenance garden with decked area to the rear and no upward chain - viewing is recommended.

**Asking Price £535,000 Freehold**

- Stylish Modern Town House - Walking Distance To The Town Centre
- Off Road Parking For Two Cars To The Rear
- En-Suite to Two Bedrooms and Additional Family Bathroom
- Flexible Accommodation Set Over Three Floors
- No Upward Chain
- Four Double Bedrooms
- Impressive Open Plan Living/Dining/Kitchen Area
- Low Maintenance Landscaped Rear Garden
- EPC Rating B Council Tax Band F



**ACCOMMODATION:**

**Entrance Hall**

**Cloakroom/WC**

**Study**  
3.38m x 2.29m (11'1 x 7'6 )

**Living/Dining/ Kitchen Room**  
7.32m x 5.31m max 3.38m min (24'0 x 17'5 max 11'1 min)

**First Floor Landing**

**Bedroom Four / Sitting Room**  
5.28m x 3.15m (17'4 x 10'4)

**Bedroom Three**  
5.28m x 3.30m max 2.26m min (17'4 x 10'10 max 7'5 min)

**Bathroom**

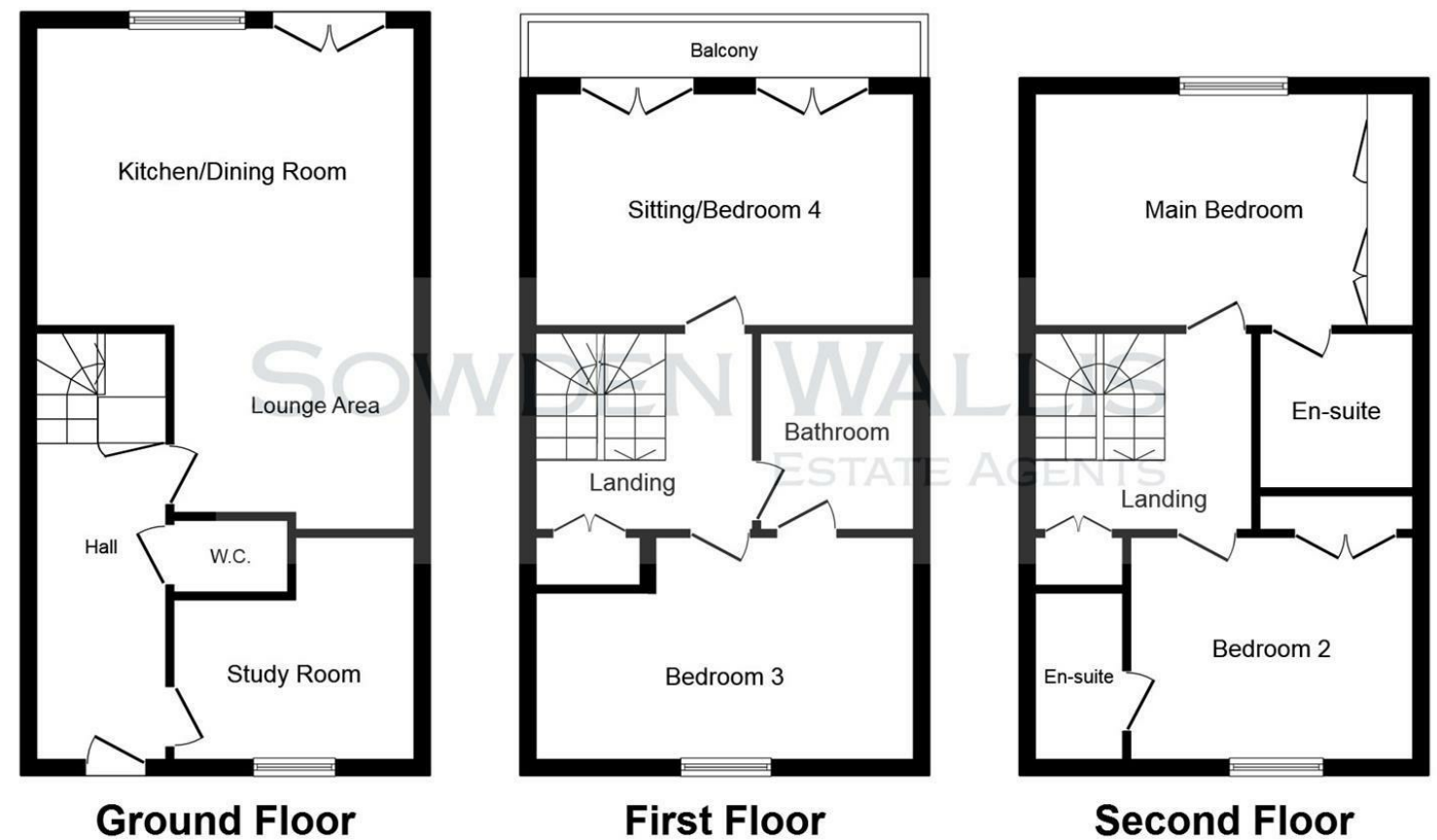
**Main Bedroom**  
4.72m x 3.15m (15'6 x 10'4)

**En-Suite Shower Room**

**Bedroom Two**  
3.81m x 3.33m (12'6 x 10'11)

**En-Suite Shower Room**

**FLOOR PLAN:**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.