

## 6 Rutland Terrace, Stamford, PE9 2QD

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

This stunning town house is set overlooking the Welland valley with views across Stamford and over to Wothorpe. This Regency Grade II Listed home has flexible accommodation set over four floors and comes with numerous original features, an open plan kitchen diner and a superb sitting room with two Juliet balconies and the open views.

Stamford town centre and its railway station is set just a short walk away, as is the town Meadows and Waitrose. To the rear of the property is a double garage with an electric door and a workshop, as well as a wine cellar and store.

Lower Ground Floor Accommodation:- Hallway, bedroom, utility, bathroom and w/c, plus access to the wine cellar and store.

Ground Floor: - Entrance hall, open plan kitchen diner and w/c.

First Floor: - Sitting room with open fire, bedroom four/study.

Second Floor: - Main Bedroom, en-suite, bedroom three and family bathroom.

There are high ceilings, open fires and a beautiful entrance hall, along with courtyard garden and a well presented front garden.

Viewing is highly recommended.

**Guide Price £1,050,000 Freehold**

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.



- Stunning town house
- Open views to the front across Stamford and the Welland Valley
- Super sitting room with high ceiling and open fire
- Grade II Listed Regency home
- Courtyard garden
- Walking distance to the town centre and train station
- Flexible accommodation set over four floors
- Gas fired central heating
- Double garage & workshop
- Council Tax Band - G



## ACCOMMODATION:

### Entrance Hall

Dining Area  
4.42m x 4.01m (14'6 x 13'2)

Kitchen Area  
4.01m x 3.66m (13'2 x 12')

### W/C

### Lower Ground Floor

### Hallway

Bedroom Two  
4.06m x 4.29m (13'4 x 14'1)

Bathroom  
2.64m x 1.83m (8'8 x 6')

### W/C

Utility Room  
3.73m x 2.08m (12'3 x 6'10)

### First Floor

### Landing

Sitting Room  
5.89m x 4.52m (19'4 x 14'10)

Bedroom Four/Study  
4.22m x 3.89m (13'10 x 12'9)

### Second Floor

Main Bedroom  
5.84m x 2.82m max, 2.44m min (19'2 x 9'3 max, 8' min)

### En-suite

2.62m x 2.26m (8'7 x 7'5)

### Bedroom Three

4.52m x 3.10m (14'10 x 10'2)

### Shower Room

2.59m x 1.80m max (8'6 x 5'11 max)

### Double Garage

6.17m x 5.23m (20'3 x 17'2)

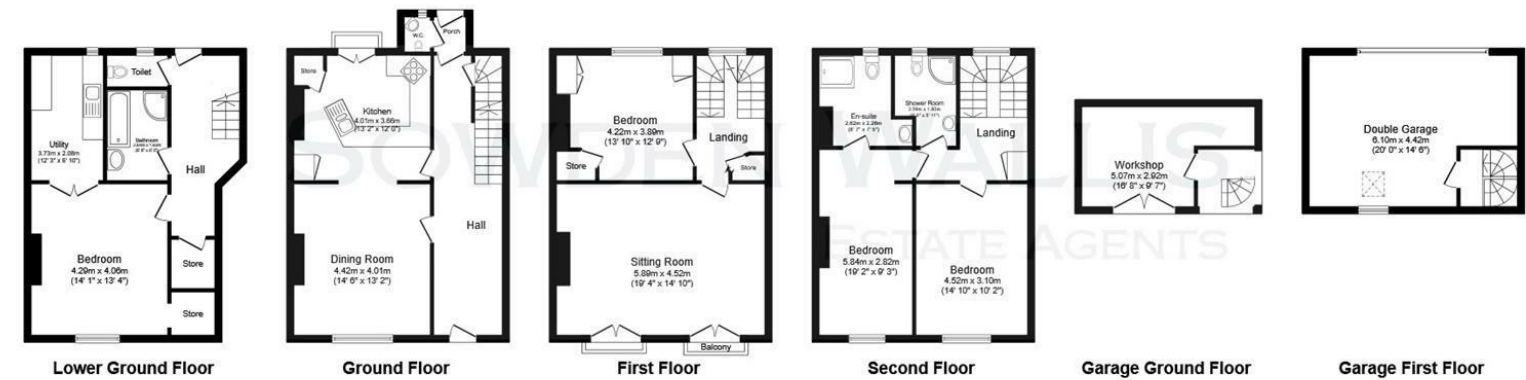
### Workshop

5.23m x 3.63m (17'2 x 11'11)

### Wine Cellar

### External Store

## FLOOR PLAN:



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