



16 AUSTIN STREET

STAMFORD



Perfectly at home amidst the cobbled walkways and period architecture of the charming market town of Stamford, welcome to 16 Austin Street. Positioned on a quiet lane, set peacefully back from all the vivacity and vibrancy of one of England's most ancient and unique market towns.

PEACEFUL LIVING

Handsomely dressed in sandy-toned brick with a Collyweston slate roof and traditional-style sash windows, this mid-terrace Victorian abode dates back to circa 1900.

Make your way to the front door, where a transom above the door draws light into the sitting room beyond. Dressed in neutral grey hues to the walls, and with solid teak flooring underfoot, high ceilings rise up above whilst a feature fireplace, replete with electric, woodburning-effect stove, adds a focal point.

GO WITH THE FLOW

Flow through to the kitchen where grey, metro tiles above cream cabinetry add a stylish, contemporary touch. With room to add a breakfast table and chairs, and a large sash window bringing light in, this is a charming space, complemented by a walk-in storage cupboard to the rear, keeping the kitchen chore and clutter free.

Peep out to the walled courtyard, accessed from the door to the rear. A shower room lies beyond.





BLISSFUL BEDROOMS

Ascend the curving staircase up to the first floor where two double bedrooms await. Take a peep out of the pretty sash window of the first bedroom to absorb the quaint street scene below, and the meadow views beyond. The second bedroom overlooks the courtyard garden below.



STEP OUTSIDE

Secluded and enclosed, the walled courtyard creates the perfect spot to host summer barbecues with friends and lazy weekend breakfasts sipping freshly brewed coffee and buttery croissants. Store garden paraphernalia in the handy outhouse. A rear gate leads to the oversized garage, accessed from St Peter's Street.



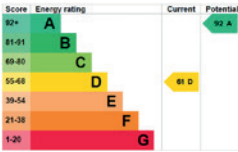
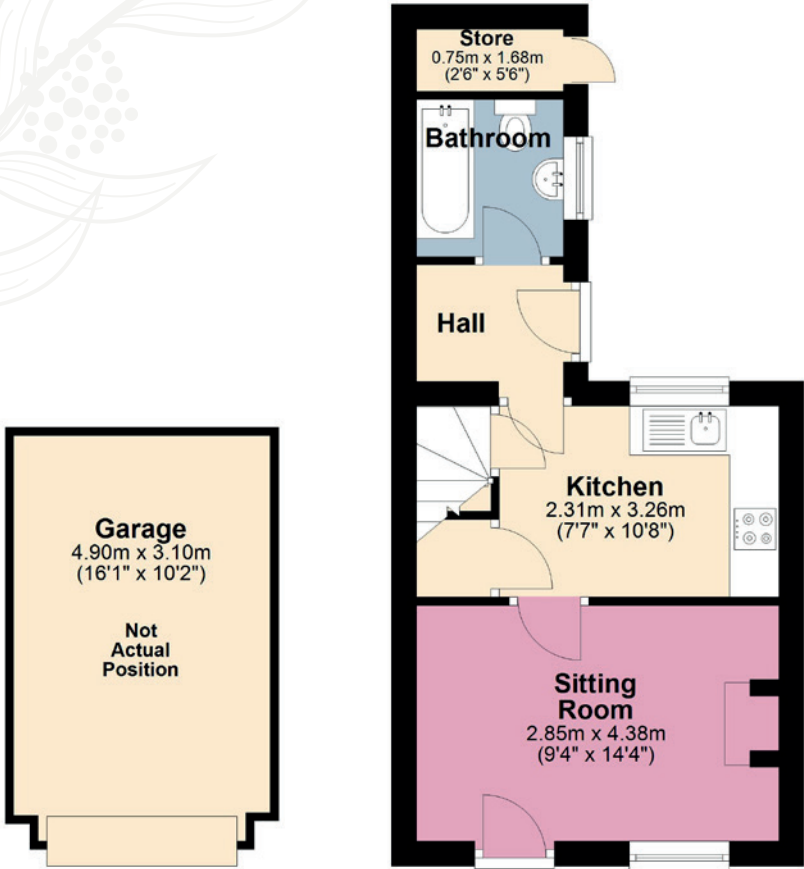
THE FINER DETAILS

Freehold
Terraced
Constructed c.1900
Conservation area
Gas central heating

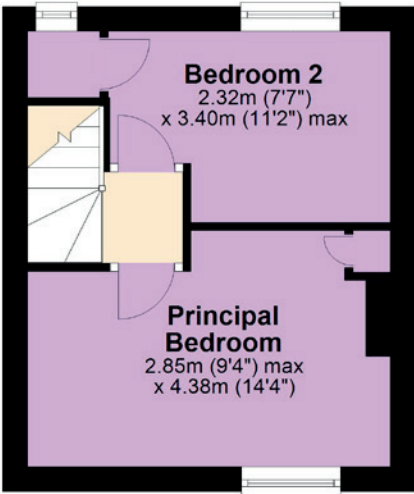
Mains electricity, water
and sewage
South Kesteven District Council,
tax band B
EPC rating D

Ground Floor: approx. 30.51 sq. metres (328.4 sq. feet)
First Floor: approx. 23.2 sq. metres (249.4 sq. feet)
Total Home: approx. 53.71 sq. metres (577.8 sq. feet)
Garage: approx. 15.19 sq. metres (163.5 sq. feet)

Ground Floor



First Floor



A STROLL FROM THE TOWN CENTRE...

Nestled in a peaceful conservation area, the quiet setting of Austin Street featured in the BBC's 1993 adaptation of Middlemarch thanks to its characterful, period buildings and cobbled streets.

Just moments from all the amenities Stamford has to offer, enjoy the best of both worlds, returning to a restful refuge in a calm neighbourhood at the end of a busy day shopping in the many boutique stores, or after a night sampling the bars and bistros along the quaint streets of Stamford.

A town brimming with beautiful 18th and 19th century buildings, Stamford has seemingly escaped the urbanisation many town centres have endured. Stone-fronted cafes and restaurants and independent shops

greet you on your jaunt through the market town. Within the town itself, indulge in some olfactory delights with a trip to Rennet & Rind on the high street and sample a smidgen of their exquisite blue cheese 'The Duke', pick up a pie from Nelsons, before strolling through the fresh green flats of the Town Meadows to work off your meal. A short climb up Kings Mill Lane will bring you back to the peace and tranquility of Austin Street.

Only a mile outside of town, the Elizabethan delights of Burghley House, famous for its horse trials, entreat your attention with its glorious gardens.

Stamford's train line links you with Birmingham and Peterborough for connections to London.

Of course, when you live in the centre of Stamford at the convenient and quaint 16 Austin Street, you may never wish to leave at all...

LOCAL DISTANCES

- Oakham 12 miles (18 minutes)
- Uppingham 12 miles (22 minutes)
- Peterborough Railway Station 13.5 miles (19 minutes)
- Grantham 23 miles (29 minutes)

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