



Lambert Mews, Stamford  
£460,000



An excellent opportunity to acquire a well-positioned home boasting three bedrooms, three bathrooms, great living proportions and a high-end finish throughout, all in close proximity to Stamford's town centre amenities. Positioned at the end of a quiet cul-de-sac, the block-paved private driveway allows parking for two cars under the carport. There is a small, planted frontage. Internally there is a generous hallway with stairs to the first floor, useful storage, and doors to the kitchen/diner and living room. The living room offers a centralised feature fireplace, dual-aspect windows and a door to the rear garden. The kitchen offers a range of shaker-style units with integrated appliances and a lovely dining area with a vaulted ceiling, this area also benefits from double doors to the garden. To complete this floor is a rear lobby with w/c and a door to the driveway. The first floor offers two well-balanced bedrooms, one with an en-suite shower room plus a separate shower room and stairs climbing to the second floor, where you can find a bedroom benefitting from a further en-suite.

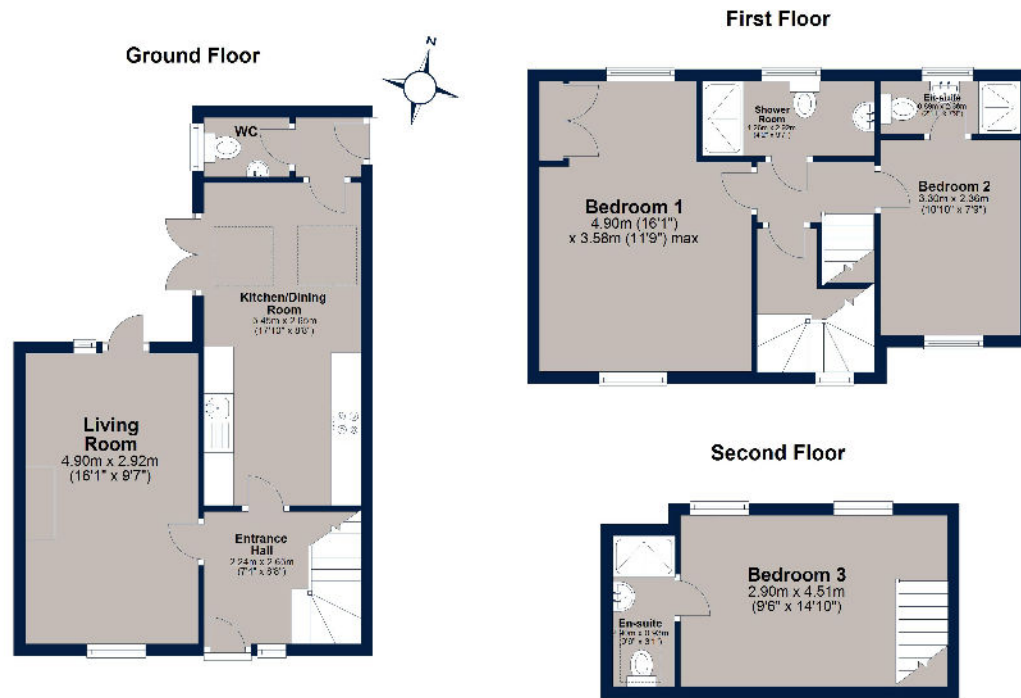
Conveniently placed a short walk to Burghley Park (c. 3 minutes), the high street and George Hotel, the property is perfectly placed to enjoy easy access to day-to-day amenities, a town centre lifestyle and yet is in a quiet location. The high street of Stamford is reached over a footbridge or the main road bridge, offering excellent shopping, cafés, supermarkets, eateries, public houses and boutique shops. In addition, it is home to Stamford Endowed Schools, nationally recognised for excellent quality education.

Tenure: Freehold  
All mains' services  
EPC Rating: D  
Council Tax Band: D





# Lambert Mews, Stamford



Total area: approx. 92.8 sq. metres (998.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. Plan produced using PlanUp.



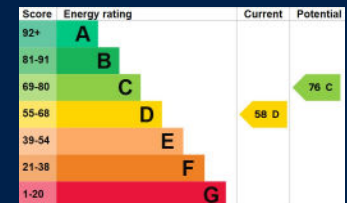
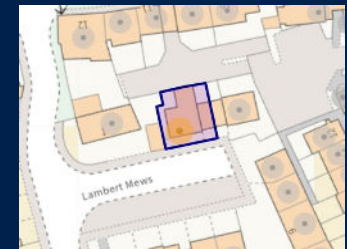
Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

Conveniently placed a short walk from the high street and George Hotel, and without doubt is perfectly situated for town life, all set within a quiet location. The high street of Stamford is within walking distance of the property, offering excellent day to day shopping, coffee shops, supermarkets, eateries, public houses and boutique shops. In addition, it is home to Stamford Endowed School, High School and a further educational college. Owing to this and the cultural lifestyle on offer, Stamford has been voted as one of the best places to live and raise a family.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements