



2 Saxon Court, Water Street, Stamford, PE9 2WZ

Occupying an enviable riverside position in the heart of Stamford, this elegant three-storey stone townhouse enjoys stunning views over the River Welland and the historic Town Bridge. Offered to the market with no onward chain, the property combines a prestigious town centre location with spacious accommodation, all within a short walk of Stamford Railway Station, The Meadows and the excellent range of independent shops, restaurants and amenities that this historic market town has to offer.

Arranged over three floors, the beautifully proportioned accommodation is both versatile and well presented. The welcoming entrance hall leads to a well-appointed kitchen, a convenient ground floor cloakroom and a spacious sitting room, where patio doors open onto the riverside terrace, creating a wonderful space to relax or entertain while taking in the picturesque views.

The first floor offers two generous double bedrooms and a modern family bathroom, while the second floor is dedicated to an impressive principal suite featuring a stylish en-suite shower room and breathtaking views across the River Welland and Stamford town centre. A fourth bedroom provides excellent flexibility as a guest room, nursery or home office.

Externally, the property benefits from a private riverside patio, perfect for enjoying the peaceful surroundings, together with two allocated carport parking spaces providing secure off-street parking.

Ideally positioned for easy access to Stamford Railway Station, Burghley Park, The Meadows, local schooling and the town centre, this exceptional home offers a rare opportunity to enjoy waterside living in one of Stamford's most sought-after locations.

Viewing is highly recommended to fully appreciate the superb setting, outstanding views and spacious accommodation on offer. No onward chain.

Guide Price £635,000 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.

- Views of Stamford town bridge
 - Modern town house
 - Impressive Master bedroom with en-suite
 - Patio with river and bridge views
 - Gas fired central heating, Council Tax Band - F
- Enviaible location
 - Four bedrooms
 - Spacious sitting room
 - Two allocated car port parking spaces
 - EPC - D, NO CHAIN



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
5.16m x 3.76m (16'11 x 12'4)

Kitchen
2.87m x 2.44m (9'5 x 8')

Landing

Bedroom Two
4.24m x 2.84m (13'11 x 9'4)

Bedroom Three
3.02m x 2.82m (9'11 x 9'3)

Bathroom
2.79m x 2.16m (9'2 x 7'1)

Landing

Principal Bedroom
4.67m x 3.94m max, 2.95m min (15'4 x 12'11 max, 9'8 min)

En-suite
3.99m x 1.45m min (13'1 x 4'9 min)

Bedroom Four/Study
2.69m x 2.57m (8'10 x 8'5)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io