



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD



nest
ESTATES



First Drift, Wothorpe

Stamford, PE9 3JL

Guide Price £1,475,000

SUMMARY

- Stylish, Modern Property substantially Extended and Renovated last year
- Spacious Kitchen-Living-Diner with Neptune Kitchen and Bi-fold doors
- Separate Formal Sitting Room with Log Burner
- Office/Study with bespoke furniture - Separate Utility/Boot Room
- Main House with Three Double Bedrooms, Three Reception areas, Two Bathrooms
- Principal Bedroom with Juliet balcony, Bespoke Dressing Room, and Ensuite
- Further Two Storey Annexe with additional Living Space/Gym, Guest Suite/ Fourth Double Bedroom





Nest Estates are pleased to bring to the market Springdale Cottage a Newly Renovated and Extended Four Bedroom Home (Including two storey Annexe). An early viewing is essential to appreciate the high standard on offer, space available and enviable location in this sought-after area.

The specification throughout briefly includes; Underfloor heating downstairs, Neptune Kitchen with high end appliances, a multitude of bespoke furniture by Barratt & Swann throughout, Chesney Wood burner, Electric Velux windows, Mandarin stone tiles, Indian sandstone, and curtains by Elizabeth Stanhope to name a few of the high end finishes.

The accommodation briefly comprises entrance hall, office with furniture and crittal style feature entrance, spacious utility/boot room, open plan kitchen/diner/living space with garden access, triple aspect formal sitting room with log burner, and a downstairs cloakroom. The first floor offers Three double bedrooms including the principal suite with vaulted ceilings, fitted dressing room and ensuite with shower and free-standing bath. Upstairs you will also find a spacious family bathroom, generous landing space and two further double bedrooms. The fourth double bedroom is available in the Annexe with its own shower room.

Springdale Cottage also benefits from a detached two storey annexe with underfloor heating downstairs, The Ground-floor is currently used as a Living space/Gym and to the first floor a double bedroom with access to its own shower room.



Outside the property benefits from a secluded plot, mature trees and hedges with beautifully landscaped gardens, patio areas and a newly installed irrigation system. Making busy life a little easier, and the plants are certainly pleased with it! Outside the property also boasts parking for multiple cars and an electric car charging point. The property has undergone full refurbishment/extensions and upgrades throughout. Please contact our office with any further questions you may have.

Tenure: Freehold

EPC Rating: 62D §

Council Tax Band: F

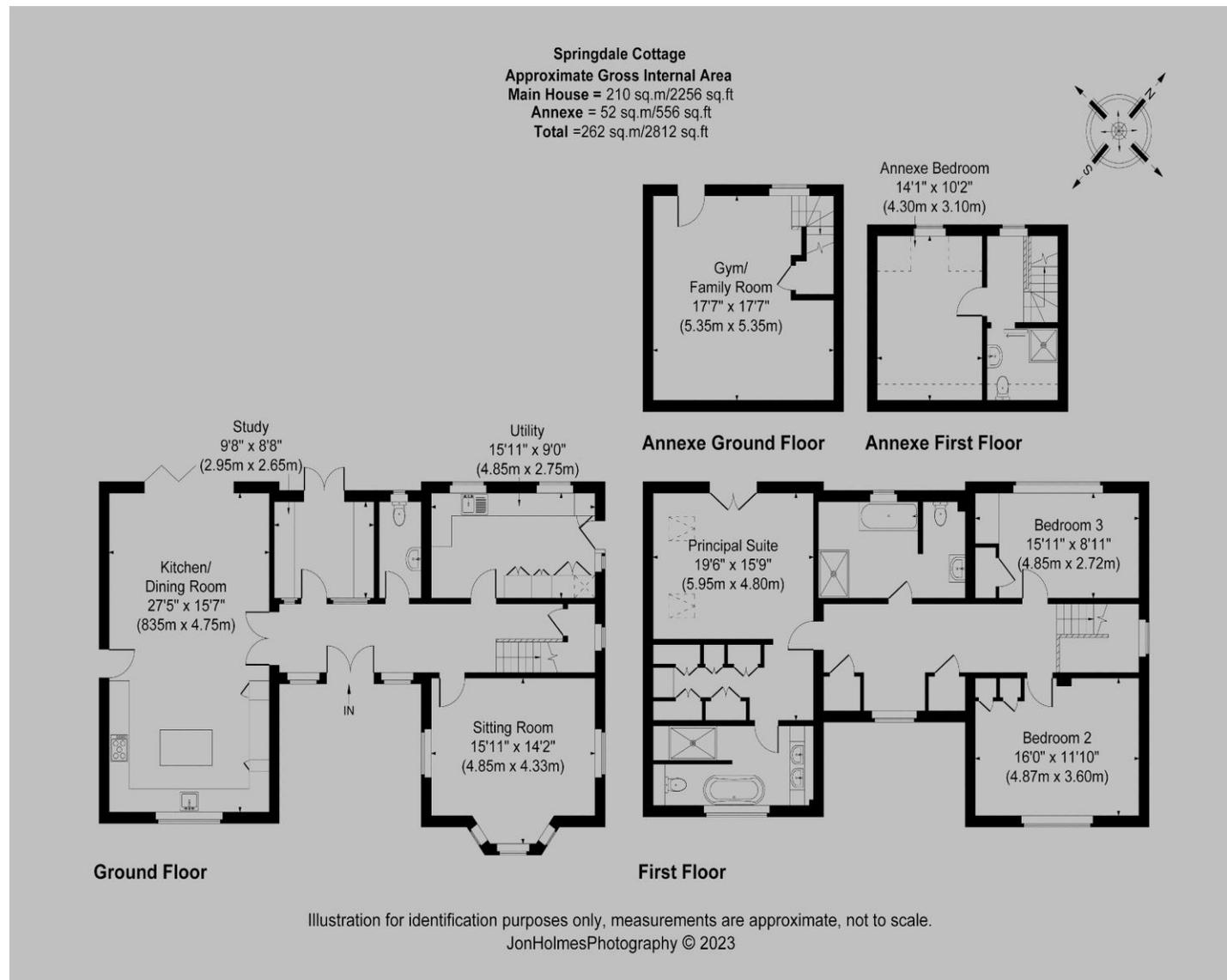
Local Authority: Peterborough City Council

Services: Mains Electric/Water/Drainage

Oil fired central heating.

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



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