



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

View toward Front Entrance

nest
ESTATES



First Drift, Wothorpe
Stamford, PE9 3JL
Guide Price £1,450,000

SUMMARY

- Planning permission for substantial New Build ref: 21/00371/FUL (Peterborough City Council)
- Enviably located in a quiet corner of First Drift Wothorpe (0.4 acre approx)
- Contact our office for more details



PROPOSED NORTH ELEVATION
1 : 100



PROPOSED SOUTH ELEVATION
1 : 100



PROPOSED EAST ELEVATION
1 : 100



PROPOSED WEST ELEVATION
1 : 100



PROPOSED SITE PLAN
1 : 50



Internal courtyard view



Planning permission granted to build a unique large scale architecturally designed dwelling...New build or renovate the choice is yours..A substantial detached family home, set on a beautiful plot of approximately 0.4 acre, in a highly regarded location, 4 reception rooms, large utility and boiler room, 4 good sized bedrooms, 2 shower rooms, balcony to master with elevated views of Stamford, sweeping drive leading to a double garage. PLANNING REF: 21/00371/FUL (Peterborough City Council) LOCATION Camelot is positioned within the highly sought after area of First Drift, Wothorpe, to the south-western edge of Stamford, within easy walking distance of the facilities the town has to offer, as well as Stamford meadows and The George Hotel. Sitting on approximately 0.4 of an acre plot, the property was built in the late 1960's/early 1970's and has been extended to the ground floor to provide additional living accommodation. Although well maintained, the purchaser could look to remodel and update the property if they so wished, although at some point the kitchen and the shower rooms have been re-fitted. The property offers well proportioned rooms with the accommodation being light and airy with many of the principal rooms having dual aspect replacement double glazed windows and doors. In brief, the accommodation comprises of reception hall, cloakroom, study, living room with stove, dining room, garden room, kitchen, utility, further cloakroom and boiler room. STAMFORD The historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.

Tenure: Freehold

EPC Rating:

Council Tax Band: G

Local Authority: Peterborough city council

Services: Mains electric

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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