



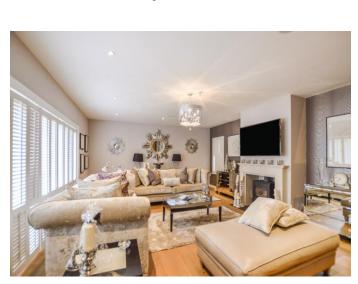


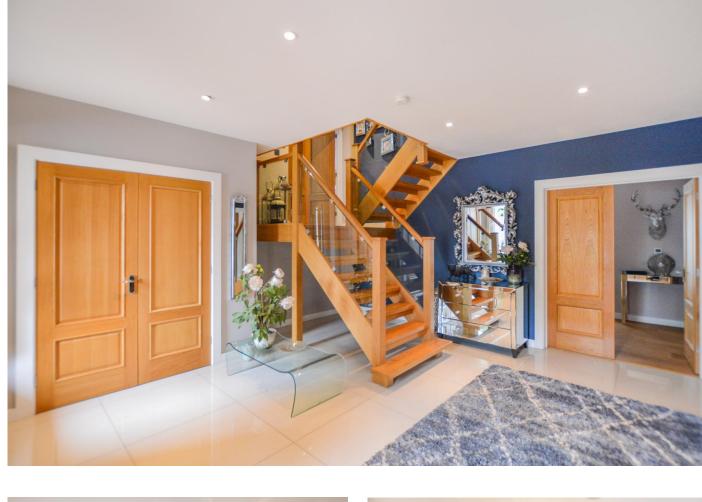
First Drift, Wothorpe

Stamford, PE9 3JL **£2,000,000**

SUMMARY

- 5 Double Bedrooms 5 En-suite Bathrooms 5 Well Proportioned Reception Spaces
- Exceptional Build offering versatile splitlevel accommodation across 4 levels
- Open Plan Area with Kitchen-Family Room-Breakfast-Dining Area
- Generous Gardens with Impressive raised terrace overlooking the grounds
- Positioned in an Enviable Location within close walking distance of Burghley and Stamford Town
- Gated Driveway with Triple Garage, parking for multiple cars, landscaped grounds to all aspects
- EPC Pending









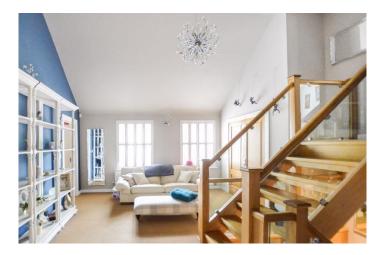


NEW TO THE MARKETNest Estates are pleased to bring to the market this impressive modern property offering versatile split level accommodation extending to around 4900SQFT. Situated on a generous plot in a location that needs no introduction. The property offers Open Plan Living, five further reception rooms and five double bedrooms all with en-suite. An early viewing is highly recommended to appreciate the opportunity. The accommodation briefly comprises; lower ground floor offering a spacious entrance hall, cloakroom, double doors to a dining room, formal living room with fireplace/log-burner, office/further generous reception room, up a few steps transports you to a spacious open plan living kitchen area with raised terrace overlooking the grounds that works perfectly for entertaining, off the open plan living space is a further family room/snug and a well appointed utility space. Lower First floor offers a landing room with sitting area and access to the three of the double bedrooms all with en-suite, including the main bedroom with walk-in wardrobe, dressing room and en-suite. The top floor is just a few more steps away and offers double bedrooms four & five both with their own en-suite facilities. Outside the property benefits from a wrap-around plot with beautiful landscaped grounds and elevated views, gated driveway for multiple cars and a triple garage. Contact our office with any further questions or to arrange your viewing.



















Tenure: Freehold

EPC Rating: Pending

Council Tax Band: G

Local Authority: Peterborough City Council

Heating: Oil fired Central Heating, Underfloor lower & ground, radiators first & top floor

Services: Mains Water & 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





Total area: approx. 453.6 sq. metres (4882.6 sq. feet)

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