



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



First Drift, Wothorpe

Stamford, PE9 3JL

£1,675,000

SUMMARY

- Stunning Plot
- Potential To Extend
- Sought After Location
- Four Bedroom Detached
- Six Reception Rooms
- Downstairs WC, Family Bathroom & En Suite
- Dressing Room
- Garage & Extensive Parking









St. Michaels is an impressive detached property occupies a generous plot, offering exciting potential for future expansion. The spacious and thoughtfully designed accommodation includes a welcoming Entrance Hall, a bright and airy Lounge, a separate Dining Room perfect for entertaining, and a cozy Snug for those quieter moments. The large Family Room provides ample space for relaxation, while the versatile Breakfast Room is ideal for casual dining. The well-appointed Kitchen caters to modern living, and a dedicated Office ensures a productive work-from-home environment. The ground floor also benefits from a convenient Downstairs WC.

Upstairs, the property features a stylish Family Bathroom and a luxurious En Suite attached to the Master Bedroom, complete with a Dressing Room. Four generously proportioned Double Bedrooms complete the accommodation, while a Garage and ample Off-Road Parking provide practical convenience.

Located in the highly sought-after area of Wothorpe, on the edge of the picturesque town of Stamford, this property offers the perfect blend of countryside charm and urban convenience. Wothorpe is renowned for its tranquil atmosphere, close-knit community, and scenic surroundings. Whether you're seeking peace and quiet or easy access to the vibrant town life, this location truly offers the best of both worlds. The village's proximity to Stamford ensures you're never far from its cultural, recreational, and practical amenities, making it an ideal place to call home.

Stamford itself is a charming historic market town with a wealth of local amenities, including shops, garden centres, churches, traditional public houses, and hotels. For leisure and fitness, residents can enjoy the town's indoor swimming pool, leisure centre, and exceptional medical facilities. Outdoor enthusiasts will appreciate the nearby golf courses, as well as the breathtaking Burghley House and Rutland Water, offering a wealth of activities including fishing, sailing, and walking. Families will be pleased to know that the area boasts outstanding educational options, with the highly regarded Stamford Endowed Schools offering top-tier primary and secondary education. Additional excellent schooling options can be found in nearby towns such as Bourne, Market Deeping, and Oakham. For commuters, the property offers excellent transport links, with Peterborough just 15 miles away, providing high-speed trains to London Kings Cross in around 46 minutes. The A1 is also just a mile away, ensuring effortless connectivity to the wider region.

Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **G**

Services: **Gas Central Heating**

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Total area: approx. 321.9 sq. metres (3464.5 sq. feet)