

First Drift, PE9 3JL
Wothorpe
Stamford
£1,350,000

Hurfords



4



1



Awaiting



G

- 4 Bedroom Detached Home
- Double Garage
- Situated On A Fabulous Plot
- Prestigious Area Of 1st Drift Wothorpe
- Countryside Views
- Almost 0.6 Acres (STS)
- Beautiful Wrap Around Garden

St. Martin's House First Drift Wothorpe Stamford PE9 3JL

Hurfords are proud to launch this 4 bedroom home sat on a 0.6 acre plot (STS) in the prestigious area of 1st Drift Wothorpe. This home offers a huge opportunity SSTP either to utilise the current house or build a larger new home. Wothorpe is a sought after location with fabulous commuting routes both with a great road network nearby and a walk from Stamford train station, perfect for catching the train to the cities. St Martins Cottage benefits from being a short walk from Stamford town centre, Stamford School and Burghley House, perfect for families featuring plenty of space for growth. This 4 bedroom home is set over 2 floors offering flexible accommodation options boasting a double garage, outbuilding and workshop. Downstairs there are 2 bedrooms, one featuring its own en-suite which our current vendors utilise as a home office. In addition there are 2 further reception rooms as well as a generous kitchen space and conservatory. Further to the ground floor is a good sized utility space as well as a downstairs W/C leading through to the large double garage. Moving upstairs there is the formal lounge which boasts views over the rear garden and countryside with sliding doors to a balcony area with access to the ground floor. This room is flooded with light and offers an open fire for those cooler evenings. Furthermore on this floor there are 2 more bedrooms including the master which offers generous in proportions featuring fitted wardrobes, a large dressing room and Jack & Jill doors to the bathroom. The garden wraps around the property with many options for future purchasers. The home also boasts outbuildings for useful storage and a workshop as well as a generous double garage and plenty of space for vehicles.

Hurfords

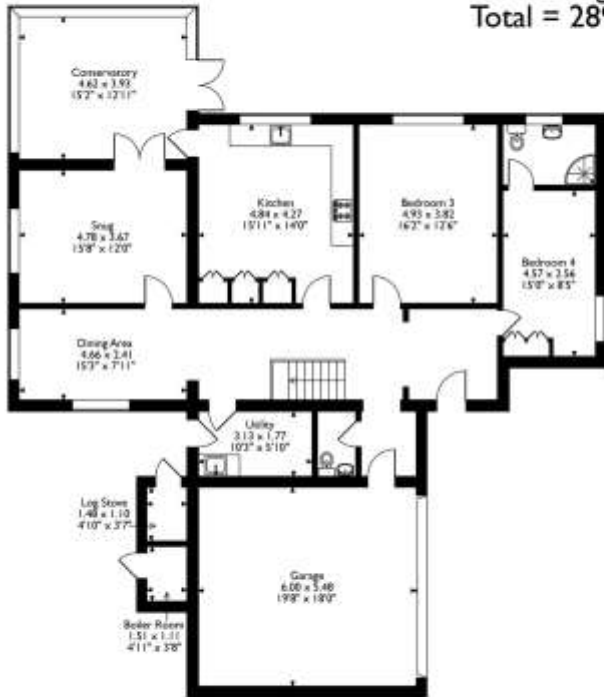


Sat in a quiet location on 1st Drift Wothorpe the house sits on a substantial plot almost 0.6 acres (STS) which as many properties on the road have been maximised to offer new owners a base for building a forever family home. This unique plot benefits from views over trees behind and being situated on the corner of the road means that there is no one overlooking this home to the rear.

Viewings will be hugely popular so a potential open house may be an option. Please enquire through our Stamford office 01780 752136.



St. Martins Cottage, First Drift Wothorpe, Stamford
 Approximate Gross Internal Area
 Main House = 286 Sq M/3079 Sq Ft
 Outbuilding = 3 Sq M/32 Sq Ft
 Total = 289 Sq M/3111 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Garage 19'8" x 18'0"
- Boiler Room 4'11" x 3'8"
- Log Stove 4'10" x 3'7"
- Utility 10'3" x 5'10"
- Dining Area 15'3" x 7'11"
- Snug 15'8" x 12'0"
- Conservatory 15'2" x 12'11"
- Kitchen 15'11" x 14'0"
- Bedroom Three 16'2" x 12'6"
- Bedroom Four 15'0" x 8'5"
- Lounge 21'1" x 15'3"
- Bedroom two 16'2" x 14'0"
- Bedroom One 14'5" x 13'5"

TENURE: FREEHOLD



Hurfords



SCAN ME

Selling your property?
Contact us to arrange a FREE home valuation.

01780 752136

38 St. Mary's Street, Stamford, Lincolnshire, PE9 2DS

stamford@hurford.co.uk

www.hurfords.co.uk

Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203789 PDAF 0004

