



Bainton Road, Tallington Stamford
£825,000 Freehold

**Sharman
Quinney**

Key Features



- Impressive Detached Home
- Situated in a Sought After Village
- Four Reception Rooms
- Kitchen Breakfast Room
- Five Bedrooms, En Suite to Master

Accommodation Includes

Reception Hall

A spacious and inviting reception hall with a galleried landing to the first floor and doors leading to the principle reception rooms.

Kitchen Breakfast Room

4.80m x 4.33m (15'9" x 14'2"). Fitted with a matching range of base and eye level units with worktops over, fitted double oven and microwave with plate warming drawer below, induction hob with extractor hood over, built in dishwasher, window and door to rear.

Utility Room

Fitted base and eye level units, plumbing for washing machine, space for tumble drier, window to side.

Sitting Room

7.62m x 4.45m plus bay (25' x 14'7" plus bay). A stunning room providing ample and flexible space for entertaining with a lovely window seat set in to the bay window to the front of the house and sliding doors to the rear opening on to the garden. A living flame effect gas fireplace in surround provides a lovely focal point to the room.



Dining Room

4.18m x 3.91m (13'8" x 12'10"). With sliding doors opening to:

Conservatory

3.77m x 3.08m max (12'4" x 10'1" max). Of half brick construction with windows overlooking the rear garden and double doors opening out on to the patio seating area.

Downstairs Cloakroom

Fitted with a two piece suite comprising wash hand basin in vanity unit and WC, window to front.

Study

3.00m x 2.86m max (9'10" x 9'4" max). With windows to the front and side aspects.

Galleried Landing

With a window to the front providing views over open fields and the church, doors to:

Bedroom One

5.56m x 4.32m max (18'3" x 14'2" max). With a range of built in wardrobes and windows to the front and side aspects, door to:

Ensuite

3.32m x 1.98m (10'10" x 6'6"). Fitted with a four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin, WC, underfloor heating, window to front.

Bedroom Two

3.92m x 3.23m (12'10" x 10'7"), Window to rear, built in wardrobe and matching bedroom suite.

Bedroom Three

3.58m x 3.37m (11'9" x 11'). Window to front, built in wardrobe.





Bedroom Four
 3.90m x 2.62m (12'9" x 8'7"), With built in wardrobe and dressing table, window to rear.

Bedroom Five
 3.91m x 2.65m max (12'10" x 8'8" max). With fitted wardrobes, storage and desk, window to rear.

Family Bathroom
 3.32m x 2.18m (10'10" x 7'2"). Refitted with a modern three piece suite comprising walk in shower with rainfall shower head, wash hand basin in vanity unit, WC, window to front.

Outside
 The property is set on the edge of the village with mature hedgerows and electric remote controlled gates providing a very high degree of privacy. To the front of the property there is a generous lawned garden and extensive gravelled driveway providing ample off road parking/turning in turn opening to further driveway parking at the side of the property and leading to the garage.

The good sized rear garden is mainly laid to lawn with a paved patio seating area leading off from the sitting room and conservatory. It is enclosed by fencing and mature planting with a range of borders throughout.

Garage
 With up and over door. Power and lighting connected.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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