



4 Wheatleys Yard, Stamford, PE9 1GE

 **NEWTON FALLOWELL**

6 3 2

Key Features

- Stunning Central Stamford Location
- Individual Stone Constructed Home
- Six Bedrooms & Three Bathrooms
- Three Reception Rooms
- Stunning Open Plan Kitchen with Garden Room
- Secluded Location Close to Waitrose
- Ample Parking for 4 Cars & Detached Carport
- No Onward Chain
- EPC Rating B
- Freehold

£895,000





Sitting in this secluded location with with south facing views towards Stamford sits this stunning SIX BEDROOM individually designed family home boasting an abundance of accommodation arranged over three floors including, three reception rooms, a stunning kitchen with separate utility room, a private rear garden, ample parking for 4 cars and a detached double carport. NO CHAIN.

The property is set in one corner of a private development of only four properties completed in October 2014 by Simon Boon Homes. On entering the home, the light and airy hallway with a natural oak staircase with inset glass balustrade provides access to most of the ground floor rooms. There is a generous reception room set to the front of the property offering flexible use as an office, snug or formal dining room. An interlinking door leads through to the sitting room which hosts a wood burning stove, large windows to the rear and bi-folding glazed oak doors to the garden room. Enjoying an expanse of glass to two aspects, including bi-folding doors to the rear garden, the garden room is a striking space filled with light which offers an open flow through to the stunning kitchen, which has been fitted with a wealth of units, a centralised island and an abundance of integrated appliances. From the kitchen, there is access to the hallway from where there is a useful ground floor cloakroom and a separate utility room. The ground floor also enjoys under floor heating. To the first floor, there are four bedrooms including the principal and guest bedroom with fitted wardrobes and en-suite shower rooms and there is a further four piece family bathroom. To the second floor, there are three further rooms (two independent) which could be adapted to create a principal suite with dressing room or a self contained annex accommodation.

Outside the property, there is a block paved driveway leading to a double width detached carport finished in oak and cedar cladding. Gated access leads to the side of the property where there are raised planted beds filled with a wealth of colourful shrubs and flowers which continues the full depth of the garden. The rear of the home offers a terraced seating area leading on to the lawned garden with meticulously planted and screened sections for privacy, allowing for low level fencing for one to enjoy the rooftop views towards the town.

Entrance hall 6.49m x 2.19m (21'4" x 7'2")

WC 1.61m x 1.19m (5'4" x 3'11")

Laundry room 2.85m x 1.65m (9'5" x 5'5")

Office 3.75m x 2.94m (12'4" x 9'7")

Living room 6.74m x 4.83m (22'1" x 15'10")

Sun room 4.50m x 4.49m (14'10" x 14'8")

Kitchen breakfast room 4.84m x 4.79m (15'11" x 15'8")

Landing 4.84m x 2.23m (15'11" x 7'4")

Bedroom two 3.62m x 2.87m (11'11" x 9'5")

Ensuite 3.40m x 1.08m (11'2" x 3'6")

Bedroom one 4.82m x 3.55m (15'10" x 11'7")

Ensuite 2.92m x 1.20m (9'7" x 3'11")

Bathroom 3.51m x 1.67m (11'6" x 5'6")

Bedroom three 2.95m x 3.74m (9'8" x 12'4")

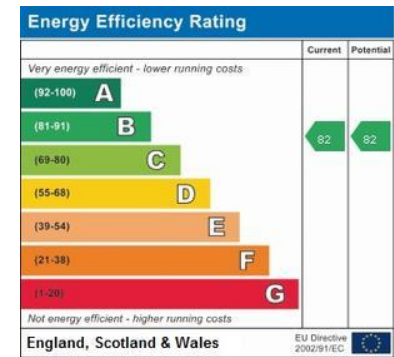
Bedroom four 3.42m x 2.85m (11'2" x 9'5")

Second floor landing 2.82m x 1.37 (9'4" x 4'5")

Bedroom five 3.63m x 3.29m (11'9" x 10'8")

Bedroom six 3.31m x 4.84m (10'11" x 15'11")

Dressing room 4.62m x 3.30m (15'2" x 10'10")



COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

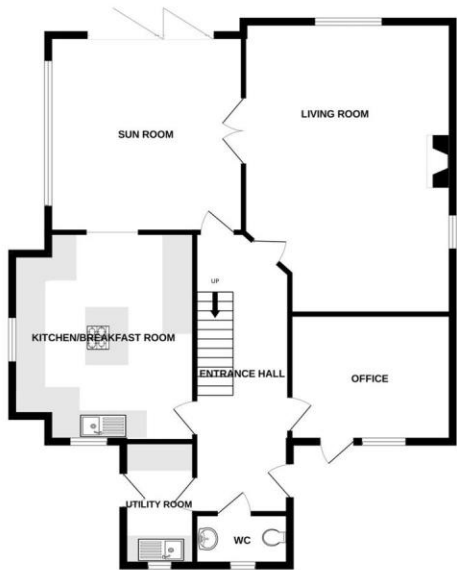
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

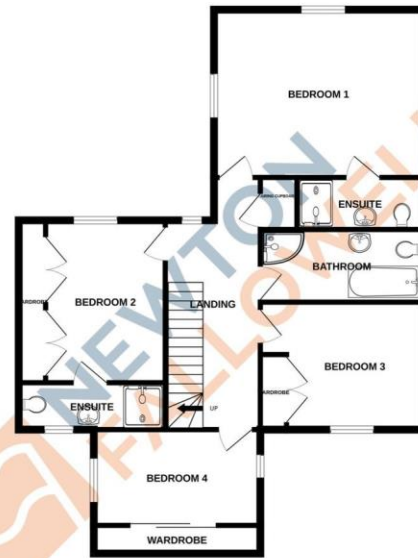
REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

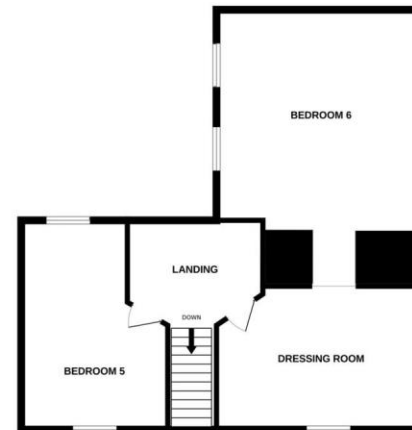
GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



2ND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 2655 sq.ft. (246.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024