



Fieldview Greatford Road, Uffington, Stamford, PE9 4SS

 **NEWTON FALLOWELL**





## Key Features

- Stunning Location with Views
- Highly Regarded Village
- Detached Individual Home
- Three Bedrooms & Two Bathrooms
- Generous Kitchen Diner
- Large Living Room & Conservatory
- Mature Gardens Front & Rear
- Driveway Parking & Single Garage
- EPC Rating D
- Freehold

£625,000





Set on the edge of this highly regarded village sits Fieldview, a stunning individually constructed executive home with open aspects, a spacious interior and private gardens. The property offer three bedrooms, two bathroom, three reception areas, a stunning kitchen with generous laundry room, a wrap around garden with patio terrace, alwn, mature borders, ample parking for several vehicles and a detached single garage.

On entering the home, the light and airy hallway leads to most of the ground floor rooms with glazed doors to allow light to cascade through the home. There is a ground floor WC and useful storage. The living room runs the full depth of the home meeting the conservatory, which leads out to the rear terraced garden. The kitchen diner offers and open plan living/kitchen/dining area with a stunning fitted kitchen hosting a range of appliances, ample space for a large table & chairs, along with double doors leading to the garden and a door to the laundry room. The laundry room offers a further range of fitted units and a side door leadin gout to gated side access and the garage. To the first floor there are three bedrooms including the main bedroom which runs the full depth of the property and offers and modern fitted 3 piece ensuite shower room. completing the first floor are twin useful storage cupboards to the galleried landing and a modern fitted family bathroom.

Outside the home is a stunning wrap around garden which is initially approached by a gravelled driveway providing ample parking for several vehicles and leads to the detached single garage. The remaining frontage is mainly laid to lawn with inset shrubs to borders and a mature hedgerow to the boundary with inset blossom trees. There is gated access to either side of the home leading in to the rear garden which has been divided in to two areas. Adjoining the rear of the home is a landscaped terraced garden for outdoor dining and barbeques with raised planted beds, inset trellis and a timber arch leading to the lawned garden. Here there is a generous expanse of lawn, mature borders and set to one corner a timber pergola wrapped in wisteria providing a shaded seating area. The home must be seen be to fully appreciated.

WC 2.28m x 1.10m (7'6" x 3'7")

Living room 6.83m x 3.50m (22'5" x 11'6")

Conservatory 3.08m x 2.88m (10'1" x 9'5")

Kitchen diner 7.65m x 3.40m (25'1" x 11'2")

Utility 3.29m x 2.76m (10'10" x 9'1")

Landing 3.69m x 3.47m (12'1" x 11'5")

Bedroom one 6.85m x 3.90m (22'6" x 12'10")

Ensuite 2.85m x 2.26m (9'5" x 7'5")

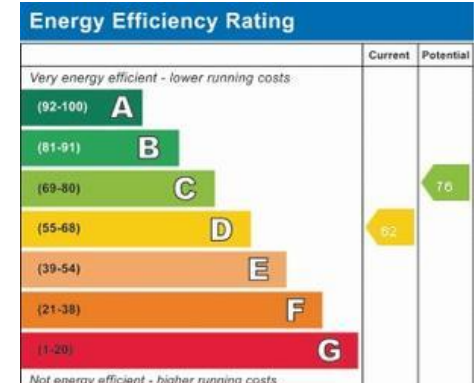
Bedroom two 3.49m x 3.41m (11'6" x 11'2")

Bedroom three 3.49m x 2.53m (11'6" x 8'4")

Bathroom 2.19m x 2.16m (7'2" x 7'1")

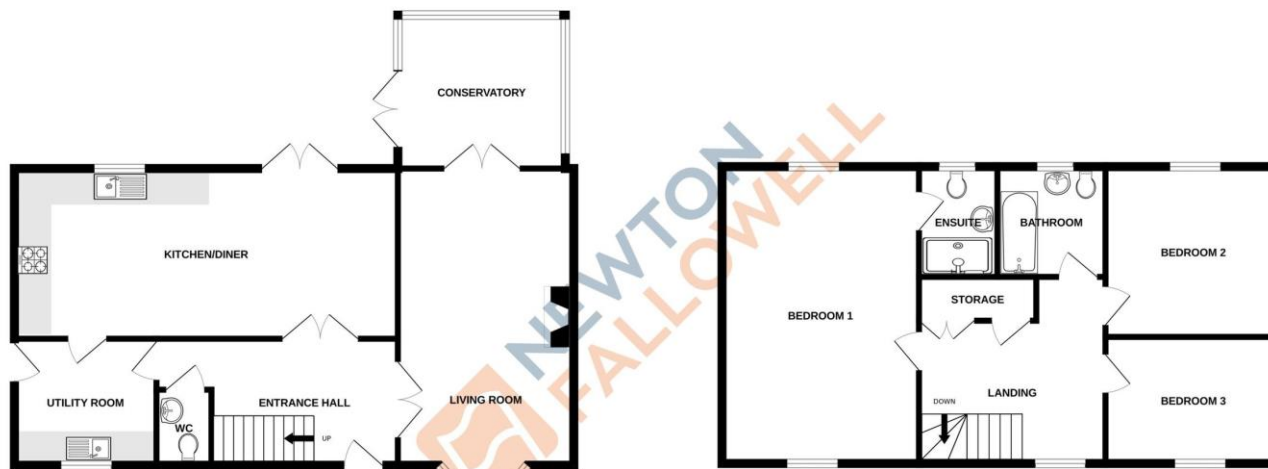
Entrance hall 4.82m x 2.52m (15'10" x 8'4")





GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 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.  
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**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: E

**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.