



1 Wothorpe Villas, Stamford, PE9 3JH

 **NEWTON FALLOWELL**

6 1 2

Key Features

- Rarely Available Period Home
- Modernisation Required
- Six Bedrooms Over Two Floors
- Separate Reception Room
- Scope to Extend (STNPP)
- Enclosed Rear Garden
- Open Aspects to Front
- No Onward Chain
- EPC Rating F
- Freehold

Guide price £775,000





Set in the highly regarded Second Drift, Wothorpe sit's this SIX BEDROOM period home requiring modernisation throughout and offering scope for expansion (STNPP). The property has been in the current family for some 60 years and ready to be enjoyed by a new family. The accommodation is arranged over three floors boasting, separate reception room, a breakfast kitchen with utility room, ground floor WC, four bedrooms & a bathroom to the first floor and two further bedrooms to the second. There is a private rear garden and stunning views to the front - CHAIN FREE!

On entering the home, you'll be greeted by the recess storm porch leading into the hallway with stairs to the first floor, useful storage cupboards and doors to reception rooms and kitchen. The living room is set to the front of the property with a bay window and feature fireplace. The dining room is set to the rear overlooking the gardens and has fitted double doors leading out to the side patio area. The kitchen is large enough to accommodate a table and chairs but offers scope to be extended to the side. From here leads on to the utility room with further access to the garden and a door to the ground floor WC. To the first floor there are four bedrooms, a bathroom and concealed staircase rising to the second floor where there are two further bedrooms.

Outside, the property has a private frontage with inset shrubs and gravelling with a pathway leading to the front door and a shared passage with the neighbouring property which leads to a second access into the kitchen. The rear garden provides a terraced seating area meeting a mature garden with lawn, inset shrub and a centralised pathway leading to gated rear access. The oil tank fuelling the oil fired central heating system is also housed in the rear garden.

Porch 1.04m x 1.10m (3'5" x 3'7")

Hall 7.06m x 1.03m (23'2" x 3'5")

Side hall & stairs 3.46m x 1.80m (11'5" x 5'11")

Living room 4.34m x 4.20m (14'2" x 13'10")

Dining room 4.48m x 3.66m (14'8" x 12'0")

Kitchen 3.63m x 3.15m (11'11" x 10'4")

Utility 2.50m x 1.78m (8'2" x 5'10")

WC 1.80m x 0.88m (5'11" x 2'11")

First floor landing 6.12m x 1.79m (20'1" x 5'11")

Bedroom one 3.47m x 3.31m (11'5" x 10'11")

Bedroom two 3.65m x 3.12m (12'0" x 10'2")

Bedroom three 3.48m x 2.72m (11'5" x 8'11")

Further landing 3.65m x 0.89m (12'0" x 2'11")

Bedroom four 3.64m x 1.94m (11'11" x 6'5")

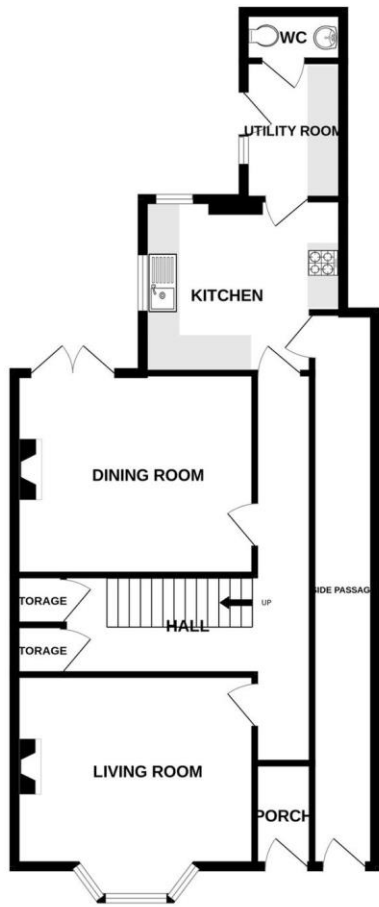
Shower room 3.38m x 1.99m (11'1" x 6'6")

Second floor landing 0.83m x 0.77m (2'8" x 2'6")

Bedroom five 5.66m x 2.58m (18'7" x 8'6")

Bedroom six 5.71m x 2.61m (18'8" x 8'7")

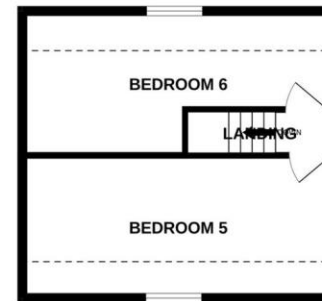
GROUND FLOOR
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

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.