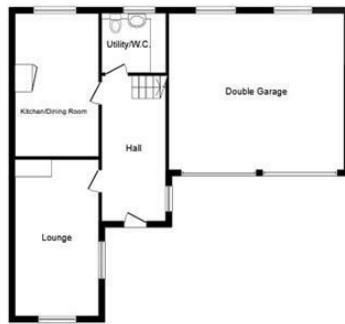


FLOOR PLAN:



## 95 Main Road, Uffington, Stamford, PE9 4SN

This stunning family home is situated in the popular Lincolnshire village of Uffington and has been sympathetically extended by the current owners who have lived there for over 50 years. The property is set on a 0.62 acre plot, with an additional 0.5 acre paddock to the rear, totalling 1.12 acres. Comprising of five double en-suite bedrooms, six reception rooms, a stylish open plan kitchen family room and a separate two bedroom annex.

The original house is believed to date back to the 18th Century, and comes with a raft of original features such as exposed beams, stone walls and an inglenook fireplace. The extensions to the rear provides a 47ft open plan kitchen family room with an oak framed lantern style roof and bi-fold doors, finished with quartz work surfaces and underfloor heating.

The accommodation of the main property comprises: - Oak framed entrance porch, entrance hall/reading room with inglenook fireplace, sitting room, dining room, lounge, music room, open plan kitchen family room, two utility rooms, pantry, boot room, study and cloak room. To the first floor is the Main bedroom with en-suite, walk-in wardrobe and balcony, second bedroom with en-suite and dressing room, third bedroom with en-suite, fitted wardrobes and balcony, and two further double bedrooms both with en-suites.

The spacious annex comprises: - Entrance hall, sitting room, kitchen diner, utility/W/C, landing, Main bedroom with en-suite and balcony, and a second bedroom with en-suite.

The rear patio and lawn garden comes with a summer house, whilst to the front is a private driveway that leads to the double garage with electric doors.

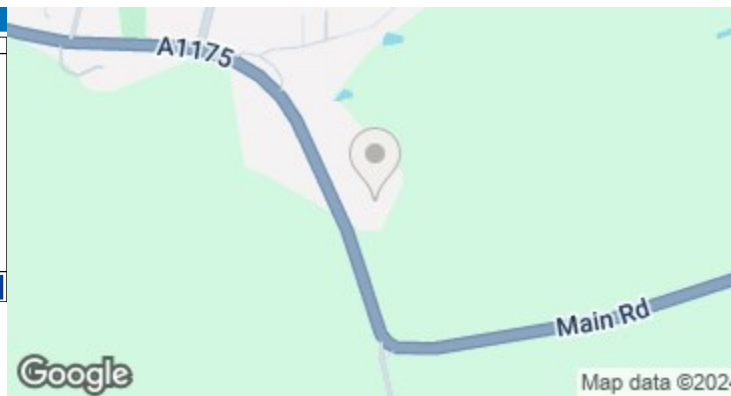
The village is set just over two miles from Stamford and 13 miles from Peterborough, whilst also providing easy access to Rutland Water and Burghley House.

**Asking Price £2,500,000 Freehold**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

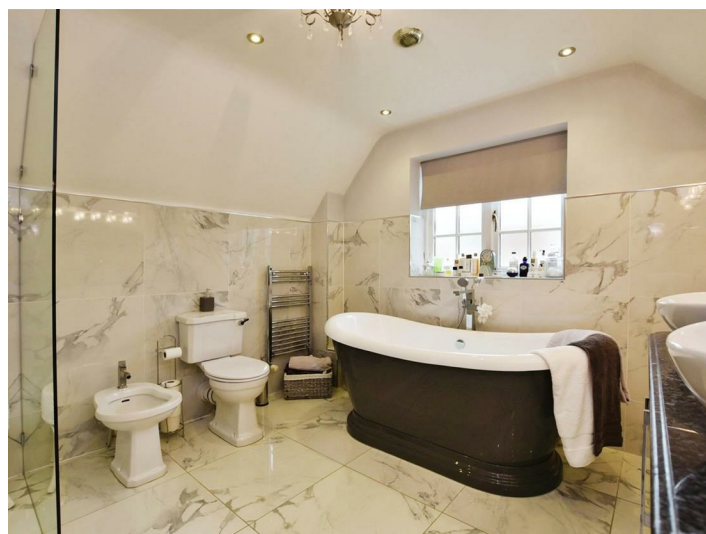
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character detached family home with two bedroom annex
- Five double en-suite bedrooms and annex
- Six reception rooms
- Field views to front and rear
- Council Tax Band - F, Annex Council Tax Band - C EPC - TBC

- 1.12 acre plot including paddock
- Stylish open plan kitchen family room with lantern style roof
- Gas fired central heating
- Private driveway & double garage
- Stamford just over 2 miles away and Peterborough 13 miles away



## ACCOMMODATION:

### Porch

1.73m x 1.07m (5'8 x 3'6)

### Entrance Hall/Reading Room

4.39m x 3.99m (14'5 x 13'1)

### Sitting Room

4.67m x 4.62m (15'4 x 15'2)

### Lounge

7.21m x 4.95m (23'8 x 16'3)

### Dining Room

5.59m x 4.37m (18'4 x 14'4)

### Open Plan Kitchen Family Room

14.58m max x 8.08m into units, 4.90m min (47'10 max x 26'6 into units, 16'1 min)

### Utility Room One

3.18m x 2.84m (10'5 x 9'4)

### Boot Room

2.77m x 1.85m (9'1 x 6'1)

### Utility Room Two

2.97m x 2.69m (9'9 x 8'10)

### Study

3.07m x 3.00m (10'1 x 9'10)

### Music Room

3.43m into bay x 3.05m (11'3 into bay x 10')

### W/C

1.80m x 1.68m (5'11 x 5'6)

### Gym

3.12m x 2.84m (10'3 x 9'4)

### Sower Room

2.79m x 0.99m (9'2 x 3'3)

### Landing One

### Main Bedroom

5.31m x 5.08m (17'5 x 16'8)

### En-suite

3.07m x 2.97m (10'1 x 9'9)

### Walk-In Wardrobe

2.84m x 2.03m (9'4 x 6'8)

### Bedroom Two

4.65m x 4.62m (15'3 x 15'2)

### En-suite

3.33m x 1.88m (10'11 x 6'2)

### Dressing Room

3.30m x 2.24m max, 1.85m min (10'10 x 7'4 max, 6'1 min)

### Landing Two

### Bedroom Three

4.93m x 4.75m (16'2 x 15'7)

### En-suite

2.34m x 2.11m (7'8 x 6'11)

### Bedroom Four

4.45m x 3.02m (14'7 x 9'11)

### En-suite

3.05m x 1.65m (10' x 5'5)

### Bedroom Five

5.31m x 3.20m (17'5 x 10'6)

### En-suite

2.87m x 0.86m (9'5 x 2'10)

### Double Garage

6.17m x 4.60m (20'3 x 15'1)

### Annex

### Entrance Hall

5.03m x 2.26m (16'6 x 7'5)

### Sitting Room

5.41m x 2.87m (17'9 x 9'5)

### Kitchen Diner

5.31m x 2.92m (17'5 x 9'7)

### Utility/W/C

2.59m x 1.65m (8'6 x 5'5)

### Landing

### Main Bedroom

5.31m x 5.08m (17'5 x 16'8)

### En-suite

2.49m x 1.83m (8'2 x 6')

### Bedroom Two

4.78m x 2.24m (15'8 x 7'4)

### En-suite

3.02m x 1.73m (9'11 x 5'8)