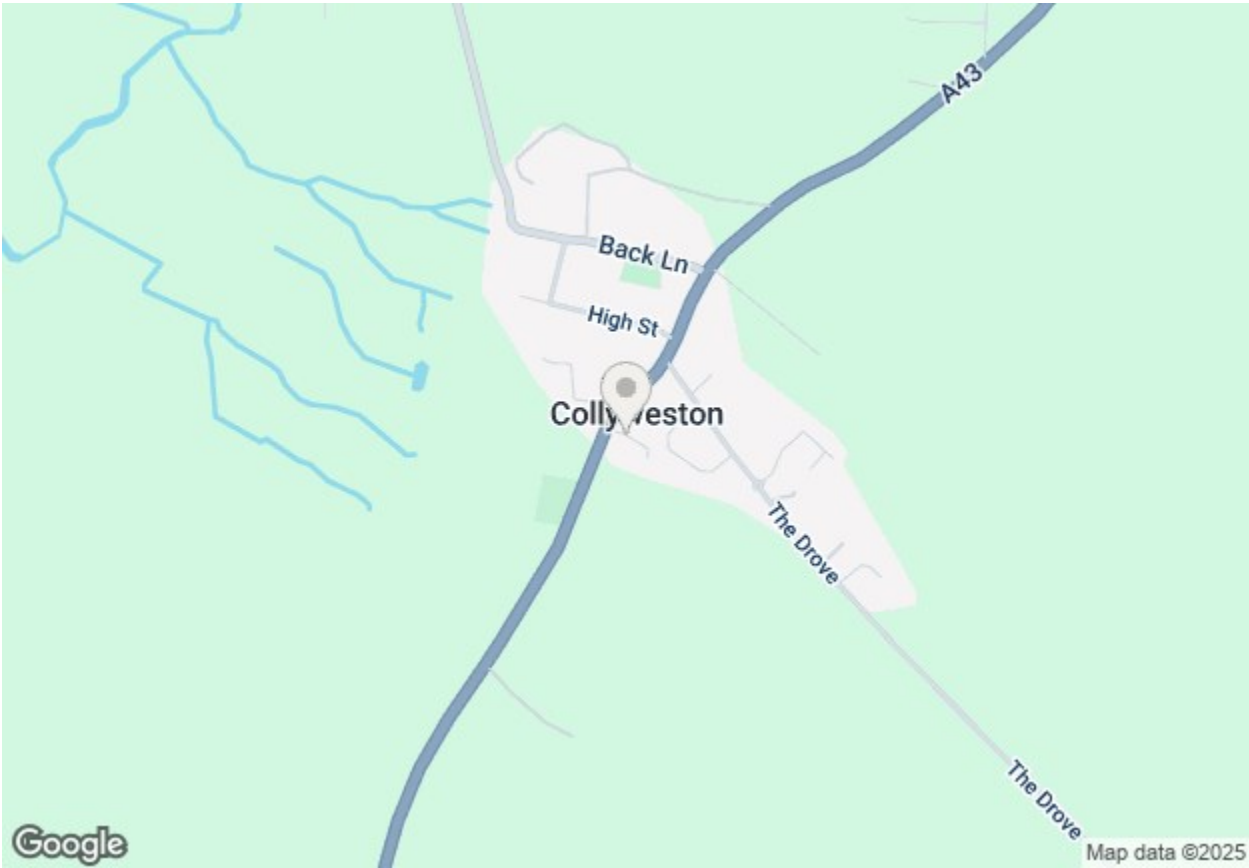




4 Field Close, Collyweston, Stamford, PE9 3QS

This exceptional stone built home situated in the popular village of Collyweston has been finished to a high standard throughout.

The well proportioned accommodation compromises of: entrance hall with built in storage cupboard, wc, dual aspect sitting room with solid oak floor and woodburning stove. The kitchen diner has been designed with a chef in mind with top of the range Neff appliances, granite work surfaces, Perrin and Rowe sink and Tap, Qooker hot water tap and stone flooring. The kitchen offers a fabulous entertaining space and must be seen to be appreciated.

To the first floor is the principle suite with walk in wardrobe and en-suite shower room, a second bedroom with en-suite toilet, two further bedrooms and a large family bathroom with feature freestanding bath and walk in shower.

To the rear of the property is an enclosed rear garden offering a sun trap patio area and lawn area. There is also a driveway offering off road parking for two cars as well as a double garage with electric door.

£635,000 Freehold

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.

- Modern stone home
 - 32' kitchen diner with granite worksurfaces
 - Stylish family bathroom with walk-in shower and stand alone bath
 - Large double garage with electric door
 - Enclosed rear patio & lawned garden
- Finished to an high standard
 - Superb main bedroom with en-suite & walk-in wardrobe
 - Spacious sitting room with wood burner
 - Easy access to Stamford, A1 & Peterborough
 - EPC - TBC Council Tax -



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
6.55m x 4.19m (21'6 x 13'9)

Kitchen Diner
9.75m x 4.24m (32' x 13'11)

Landing

Principle Bedroom
4.45m x 4.19m (14'7 x 13'9)

En-suite

Walk-in Wardrobe

Bedroom Two
3.68m x 3.00m (12'1 x 9'10)

W/C

Bedroom Three
4.24m into wardrobe x 3.10m (13'10" into wardrobe x 10'2")

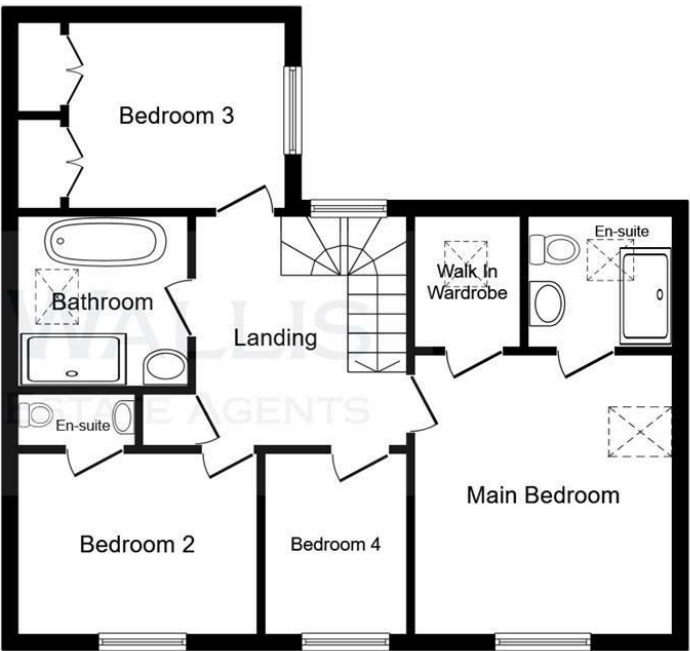
Bedroom Four
2.97m x 2.44ms (9'9 x 8's)

Family Bathroom

FLOOR PLAN:



Ground Floor



First Floor

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