



Stockwell Avenue, Stamford

Offers Over £700,000

Welcome Home

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Located in a highly sought-after area of Stamford, this magnificent 5-bedroom detached house is the epitome of luxurious living. As you enter, you will be welcomed by a grand hallway that leads to an open-plan kitchen, dining room, and living room, perfect for hosting intimate family gatherings and entertaining guests. The kitchen is meticulously designed with Zanussi integrated appliances, beautiful cabinetry, and ample workspace, making it ideal for culinary enthusiasts.

The property boasts several desirable features, including a double garage and driveway parking, providing ample space for vehicles. The principal suite is elegant and sophisticated, complete with a dressing area and en-suite bathroom, offering a private sanctuary for relaxation.

Two more bedrooms are connected by a large Jack and Jill en-suite, providing convenience and privacy for family members or guests. The remaining two bedrooms are bright with views over the garden, and they share the family bathroom.

The highlight of this magnificent residence is the large, south-facing, enclosed garden. The garden offers endless possibilities for outdoor enjoyment, with plenty of space for children to play and adults to relax. The raised decked seating area is perfect for alfresco dining while enjoying the stunning views of the house and landscaped garden.

This property is situated on a generous corner plot with no immediate neighbours on either side, providing privacy and exclusivity to its residents.

The home is located near the highly regarded Malcolm Sargent Primary School, making it an ideal choice for families with young children. Additionally, excellent transport links provide easy access to the A1, making it easy to travel to nearby towns and cities.

For those seeking a touch of urban sophistication, the Stamford town centre is just a 25-minute walk away, with its charming boutiques, gourmet restaurants, and historical landmarks.

This meticulously crafted residence offers an enviable lifestyle, both inside and out, with its luxurious features, tranquil garden, and convenient location. This property presents a rare opportunity to acquire an exquisite home that blends premium living with timeless elegance. It will captivate discerning buyers seeking a lavish retreat to call home.

www.eastaway.co.uk | 01780 672030 | hello@eastaway.co.uk





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Virtual Tour

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Utility Room
6'4" x 6'7"
1.94 x 2.03 m

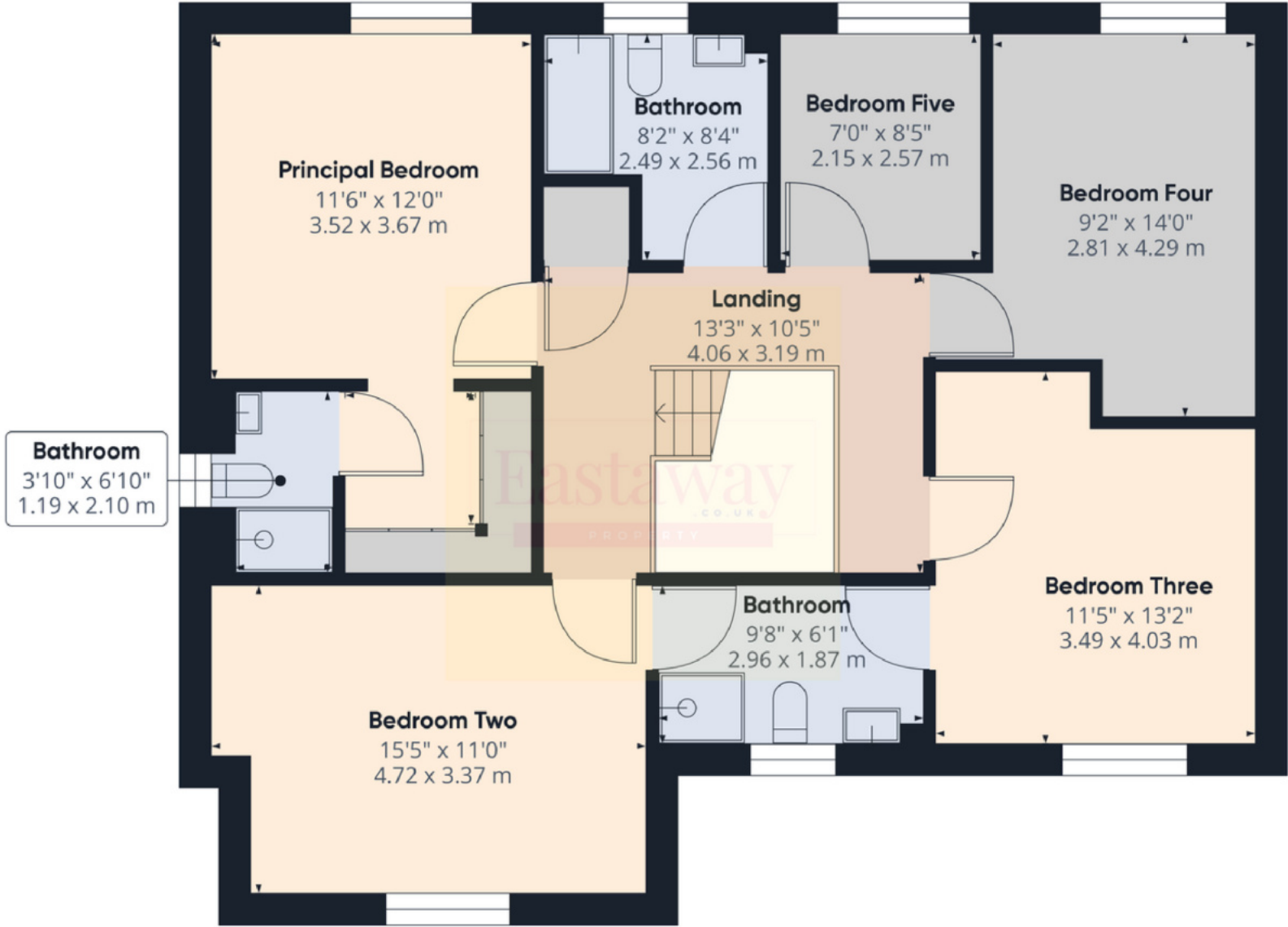
WC
2'11" x 6'7"
0.90 x 2.02 m

Approximate total area[®]
1043.12 ft²
96.91 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Ground Floor Building 1



Approximate total area¹⁰
937.43 ft²
87.09 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Floor 1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area¹⁰


2402.05 ft²

223.16 m²


Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Delve Into The Details



- This detached property, constructed in 2018 is a freehold property spanning approximately 0.12 acres (491 sq metres). Ground Floor approx. 1043.12 sq foot. First Floor approx. 937.43 sq foot . Approximate Total Area: 2,402 sq foot.
- It enjoys all main services (gas, electricity, water, sewage) and is under the jurisdiction of the South Kesteven District Council (Council Tax Band: F, Approx £2833.32 per annum, EPC Rating: B).
- The property has a valid NHBC warranty valid until 2028 (Information provided by the current owner)
- There is an annual service charge of approx. £170 for maintenance of the communal green spaces on the development.
- The property comes under Zone 1 for flood risks. Zone 1 is the lowest risk, indicating a less than 0.1% annual probability of flooding.
- The property's prime location ensures a brief commute to Stamford town centre and the train station, excellent mobile coverage, and broadband speeds catering to all digital needs.
- 5 minute drive / 25 minutes approx. Walk into Stamford town centre.
- 11 minute drive / 44 minute walk approx. To Stamford train station.
- Mobile Coverage is considered Good with EE, 02, Vodafone and Three.
- Average broadband speed – 14mb for basic, 1100mb for ultrafast and overall.

Stamford Living

Stamford has been crowned 'Best Place to Live' by The Sunday Times on more than one occasion, and it's easy to understand why. This picturesque town seamlessly blends rich Georgian architecture, cultural diversity, and modern living, creating an atmosphere that inspires awe. With a plethora of Grade II listed buildings, two theatres, and countless boutique shops, bars, and restaurants, Stamford emanates a vibrant energy that is sure to captivate individuals of all ages. Families looking for a place to call home will find Stamford's excellent educational facilities a compelling reason to settle down. The town's strategic location, with close proximity to Cambridge, Leicester, Lincoln, and Peterborough, and its exceptional transportation links, including a 45-minute commute to Kings Cross from Peterborough, only add to its appeal. Burghley House, a popular venue for international Burghley Horse Trials, has been featured in many films and series, and its year-round events calendar caters to everyone, adding to the town's cultural diversity. Stamford's low crime rates, bustling high street, and strong sense of community make it a delightful place to live.



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Viewings

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8am - 8pm, 7 days per week**

Viewings are by appointment only and must be
booked at least 24 hours in advance using one of
the methods above.

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