

## Dunlin Road, Essendine

An exquisite detached house on the outskirts of Stamford. Modern design, open-plan living, private garden, ample off-road parking. Fast broadband, close to amenities. Tranquil location with easy access to town. Ideal for families or commuters seeking village charm and modern comforts.

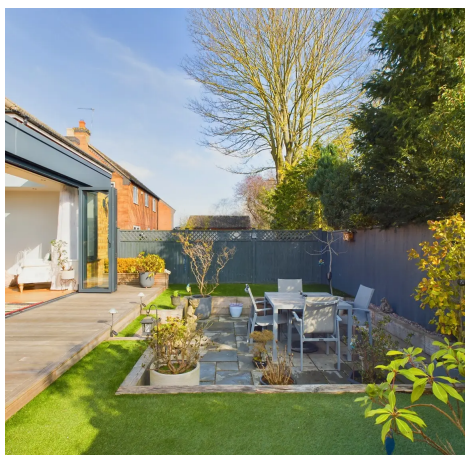
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four spacious double bedrooms
- Off road driveway parking for 6 vehicles
- Large open planing multifunctional living space with glass lantern apex ceiling and full width bi-fold doors.
- Principal suite with en-suite
- Downstairs WC
- Excellent quiet village location on the outskirts of Stamford
- Close to a vast range of amenities including pubs, farm shops, butchers, vineyards and more.
- Benefits from superfast broadband up to 900mb
- Beautiful low maintenance private rear garden
- Located in the heart of a wonderful sought after village with walking trails from the street itself.



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# Dunlin Road, Essendine

Nestled in the wonderful sought-after village of Essendine on the outskirts of Stamford, this exquisite 4-bedroom detached house offers an exceptional living experience for discerning buyers. Modern and elegantly designed, this property boasts four spacious double bedrooms, including a principal suite with an en-suite. The large open-plan multifunctional living space is a spectacular, featuring a stunning glass lantern apex ceiling and full-width bi-fold doors that flood the room with natural light and open up to the beautiful low-maintenance private rear garden. With the added convenience of off-road driveway parking for up to 6 vehicles, this property offers both luxury living and practicality.

Situated in an excellent quiet location in the heart of the village, this abode benefits from the charm of village life while being close to a vast range of amenities like pubs, farm shops, butchers, vineyards, and more. Tech-savvy residents will appreciate the superfast broadband speeds up to 900mb, perfect for those who work from home or enjoy streaming entertainment. Furthermore, the location offers walking trails from the street itself, ideal for those who enjoy outdoor pursuits right on their doorstep. This property offers all the comforts of modern living in a tranquil village setting, offering the best of both worlds for its lucky new owners.

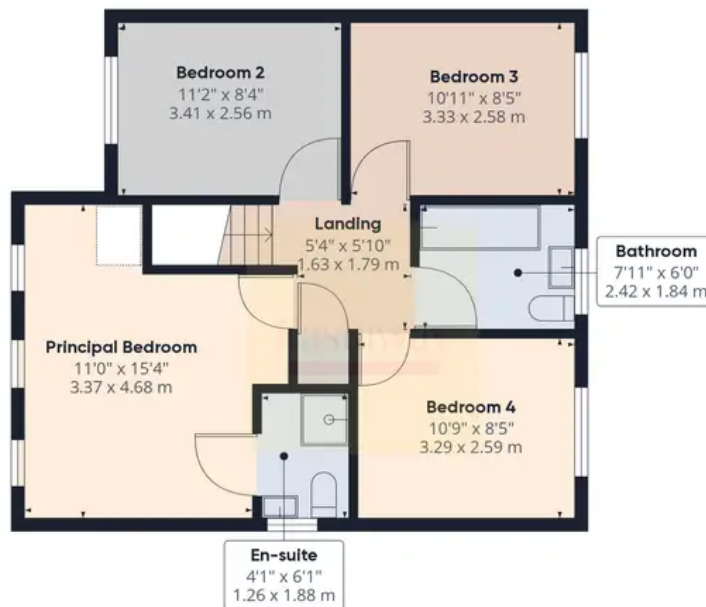
Stepping outside, the property's outdoor space is designed with both relaxation and convenience in mind. The beautifully landscaped rear garden features premium artificial grass, a patio area ideal for al-fresco dining, and a hardwood decked terrace for a contemporary touch. The garden offers a high level of privacy from neighbouring properties, making it a serene, private retreat to unwind in. Additionally, the oil tank for the property is strategically placed in the back corner, ensuring easy access for refilling and maintenance. The garage, currently utilised for storage, can accommodate a small vehicle with its standard size.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1407.14 ft<sup>2</sup>

130.73 m<sup>2</sup>

(1) 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.



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