



Clare Lodge, First Drift  
Wothorpe, Stamford, PE9 3JL  
**Price Guide £380,000**



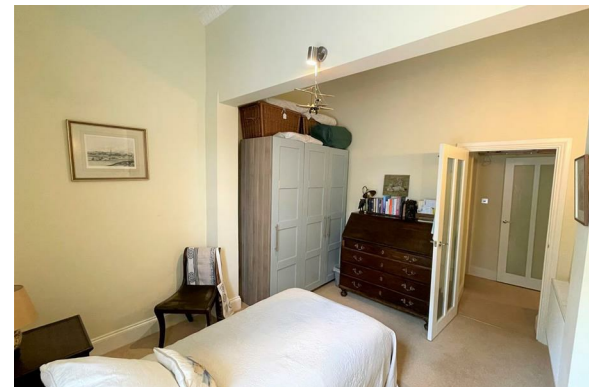
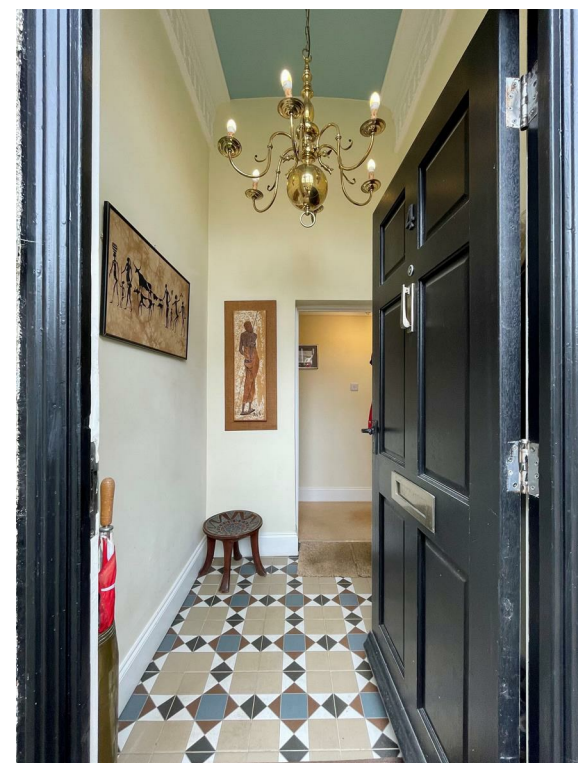
## Clare Lodge First Drift

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Situated in the highly sought after location of First Drift Wothorpe, which provides an easy stroll to Stamford Station, The George Hotel, Stamford Meadows, the Arts Centre, Burghley Park, and all the other wide range of facilities that Stamford offers, can be found this superb lower ground floor apartment forming part of a stunning Grade II Listed Victorian Villa. The Villa has been converted to 4 unique individual apartments, each with access to a shared garden area and drying area and each having its own garaging and parking. The lower floor, the apartment is very well presented and maintained by the current vendors and retains the lovely high ceilings and features of the original building. A patterned tiled floor greets you as you enter the porchway which opens to the hallway giving access to all rooms. Lovely lounge diner with wood burning stove within a stone surround. Opening to a refitted NGI gallery style kitchen with a range of built in appliances. There is also a utility area with access to further storage area with restricted head height off the hallway. Two double bedrooms along with bathroom and a further refitted shower room. The property has a Fischer 12 KW electric wet central heating system to radiators and a Band B council tax. Externally there are visitors parking spaces and well maintained communal gardens laid to lawn with shrubs and borders. There is also a further gravelled area for cloths drying. The apartment has an oversized garage with a parking space to the front.

Reception porch

Hallway





### Utility Area

Lounge diner  
13'7" x 19'4" (4.16m x 5.9m)

Kitchen area  
12'5" x 5'10" (3.8m x 1.8m)

Bedroom  
13'9" x 12'10" max (4.2m x 3.93 max)

Bathroom  
7'2" x 9'0" (2.2m x 2.76m)

Bedroom  
11'5" x 10'4" (3.5m x 3.15m)

Shower Room  
8'5" x 6'0" (2.57 x 1.84)

### External Details

The property stands in attractive grounds with shared garden area with a separate drying area for the apartments. Parking to the front of the oversized single garage 5.6m x 3m and also visitors parking area.

### Council Tax

Peterborough City Council Council Tax Band B

### Leasehold

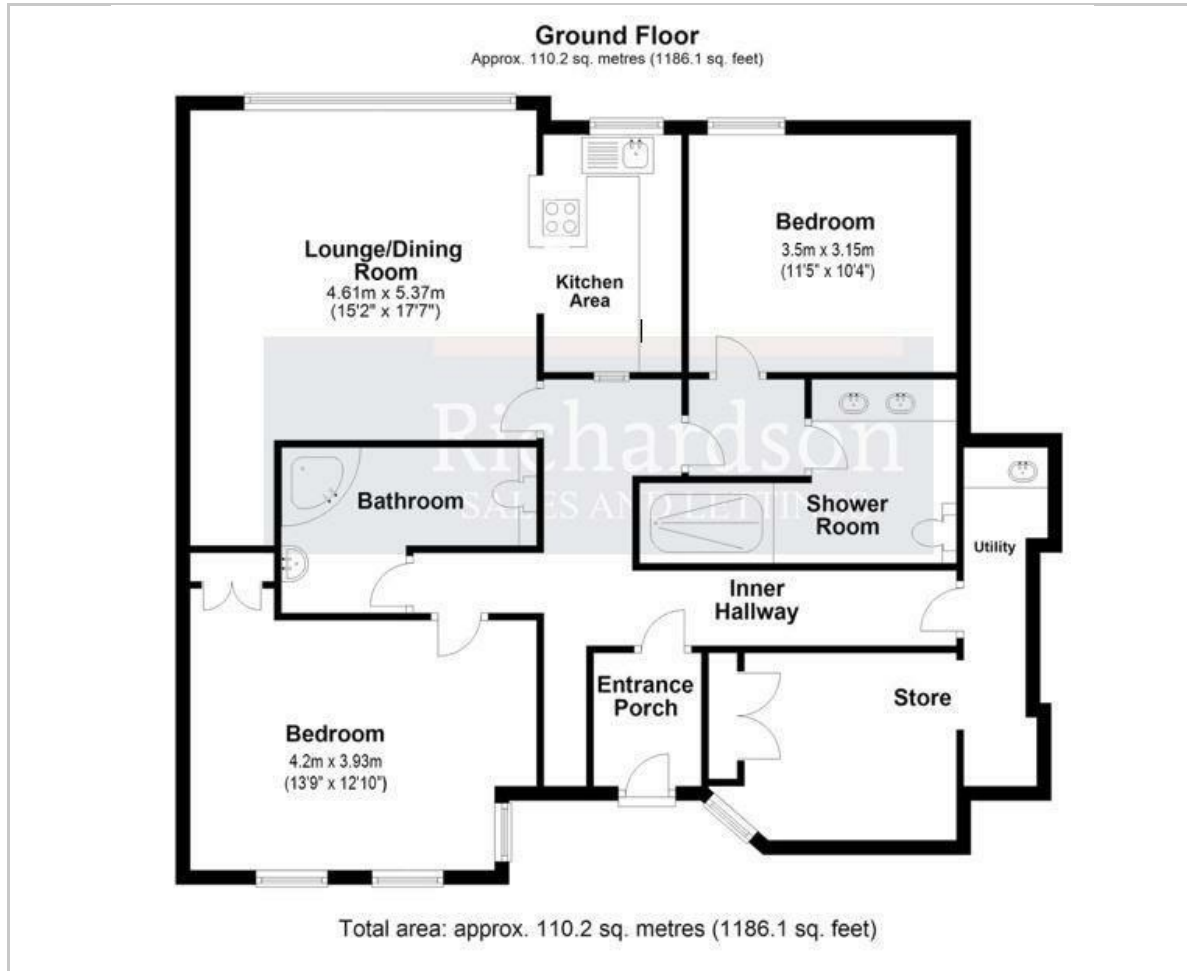
The property is on a long lease with 163 years remaining. Each owner becomes a member of the management company. Ground Rent £40 per annum. Annual Service Charge £1,560.

### Viewing

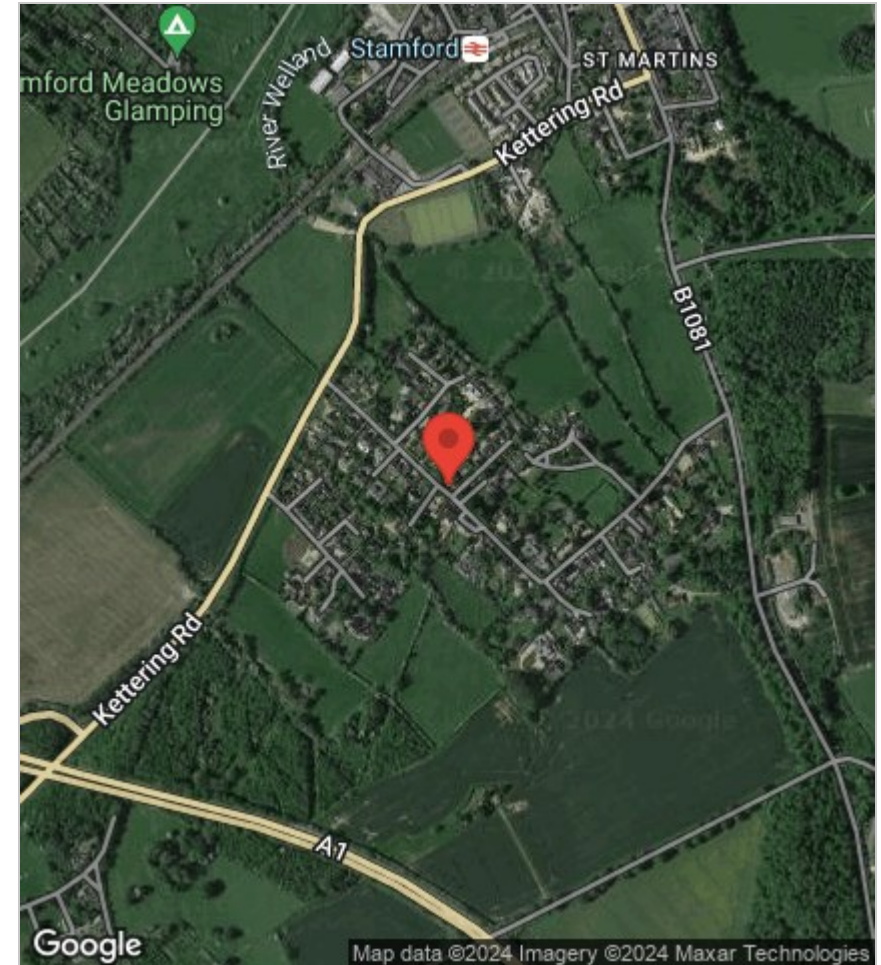
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## Floor Plan



## Area Map



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