



## Swan House

Stamford, PE9 3QL

**Price Guide £695,000**

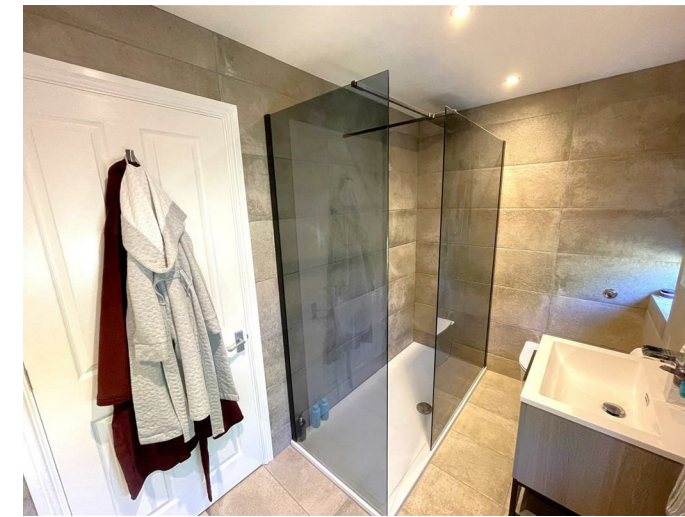
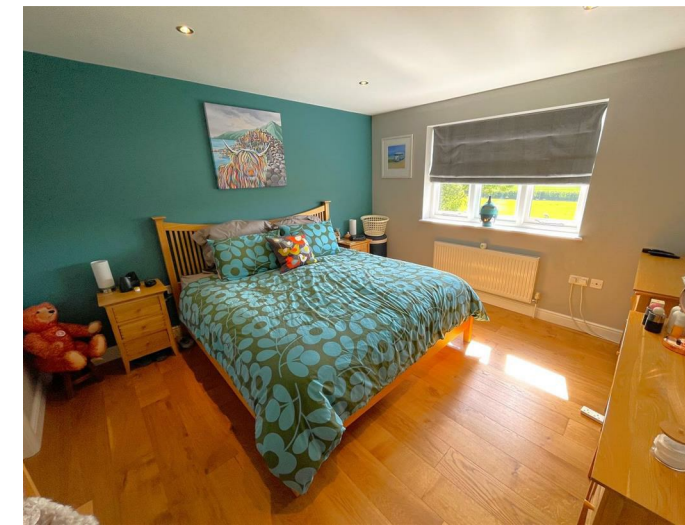
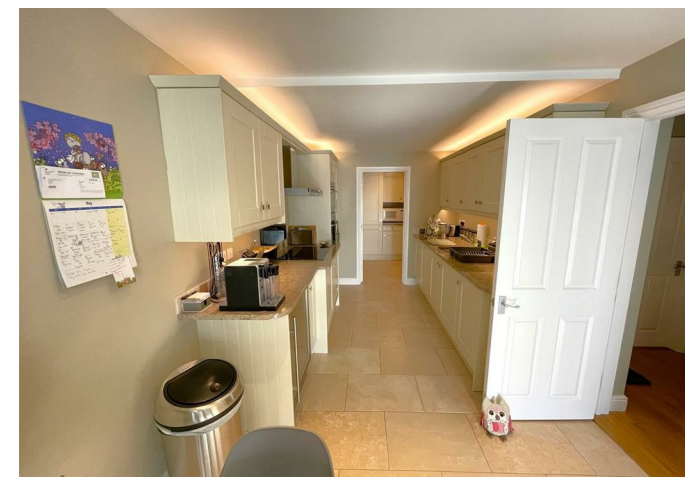
Richardson



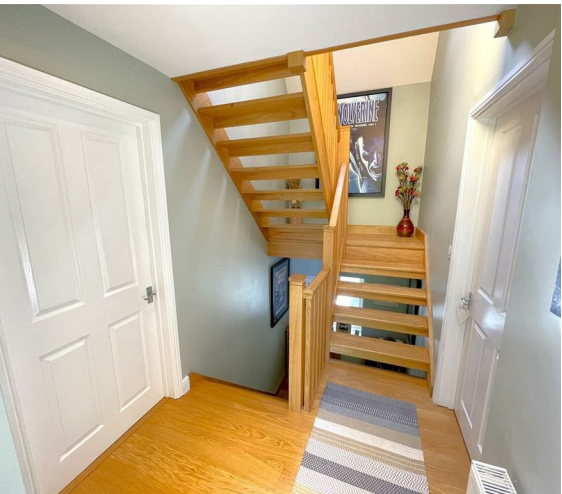
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As the saying goes "Don't judge a book by its cover". Looking at the front of Swan House from the no through road that it is positioned on within this small Rutland village, the property gives the impression of a modern detached bungalow. Nothing could be further from the actual property which has been cleverly designed to provide a superb blend of comfort and style, with accommodation over 3 floors and absolutely fantastic uninterrupted views down to and over the river Welland and the fields beyond. Maintained and updated to a very high standard by the current vendor, which includes a refitted 4 piece ensuite bathroom to the master bedroom, fitted furniture to bedroom 4 which is now a dressing room, new central staircase in oak, new flooring and replacement double glazing. Of particular note is the lovely dining/sitting room which runs the full width of the property, with picture windows and sliding doors overlooking the river and open fields, combined with 5 electrically operated velux windows allowing plenty of natural light which flows through the sliding glass door into the kitchen breakfast room and sitting room. In brief, the accommodation comprises reception hall with useful cloaks cupboard, door to the garage, master bedroom with refitted ensuite bathroom, bedroom 4 (currently fitted out as a dressing room). To the first floor two further bedrooms and shower room. To the lower ground floor there is a further cloakroom, sitting room, dining/sitting room, kitchen breakfast and utility. Externally, the good sized grounds are landscaped to make the most of the stunning views with extensive decking and paved areas providing ideal entertaining space. In addition there is a purpose built Home Office with bi-fold doors and a wood burning stove allowing use all year round.







Reception hall

Master bedroom  
12'4" x 11'3" (3.78m x 3.45m)

Ensuite bathroom

Bedroom 4/dressing room  
8'7" max x 9'6" max (2.64m  
max x 2.92m max )

First floor landing

Shower room

Bedroom  
13'7" x 11'3" (4.16m x 3.45m )

Bedroom  
13'7" x 8'5" (4.16m x 2.59m)

Lower ground floor

Cloakroom/WC

Sitting room  
17'11" x 11'3" (5.48m x 3.45m)

Dining/sitting room  
24'7" x 8'1" (7.5m x 2.48m)

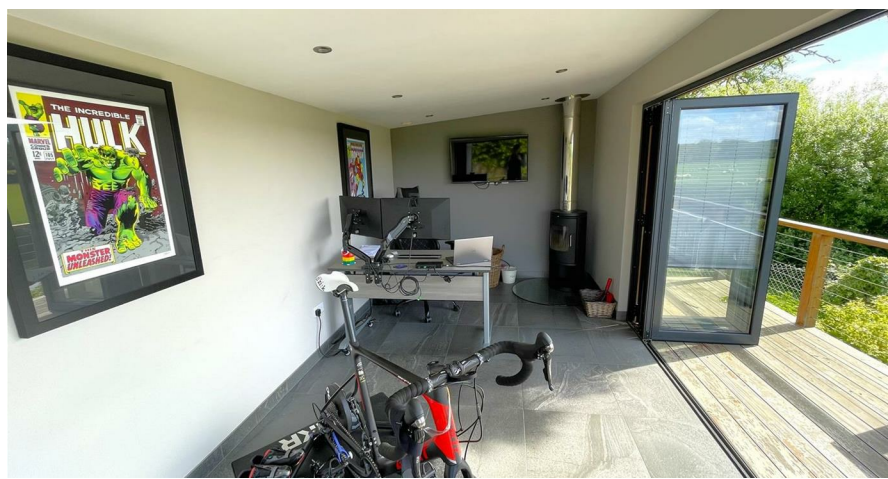
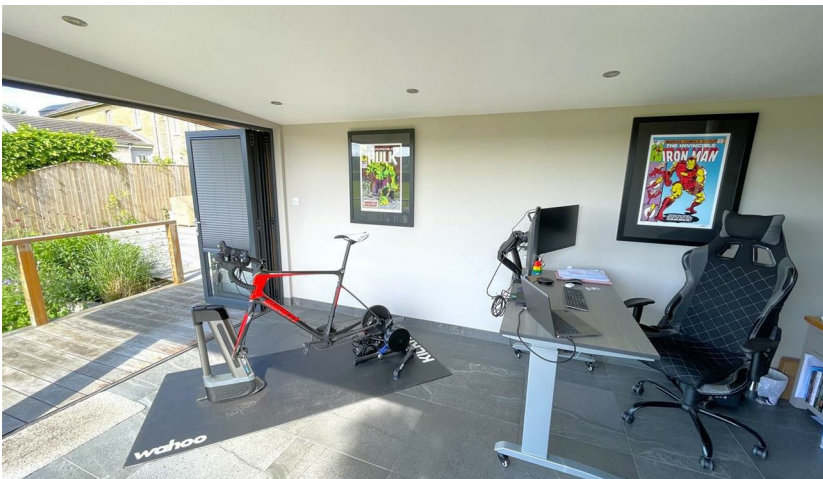
Kitchen breakfast room  
17'11" x 8'5" (5.48m x 2.59m)

Utility room  
7'4" x 6'0" (2.24m x 1.83m)

Garage  
15'9" x 8'5" (4.82m x 2.59m )

External details

Landscaped grounds with extensive decking and paved areas giving great options for entertaining and to enjoy the lovely views over and down to the river.





**Home office/gym**  
15'8" x 8'2" (4.78m x 2.5m)

Purpose built located towards the end of the garden with wood burning stove and bi-folding doors, allowing it to be used all year round.

**Services**

Mains electricity, water and mains gas central heating with underfloor heating to the ground floor. Sewerage is to a septic tank.

**Council Tax**

Rutland District Council Tax Band E

**Communication**

According to Ofcom Mobile coverage is Likely with O2 and limited with EE & Vodafone

According to Ofcom Superfast Broadband is available

**Flooding**

According to the Government long term flood risk website, the property is in an area of low risk surface water and very low risk of flooding from rivers and the sea.

**Viewing**

By telephone appointment with Richardson  
01780 762433 richardsonsurveyors.co.uk

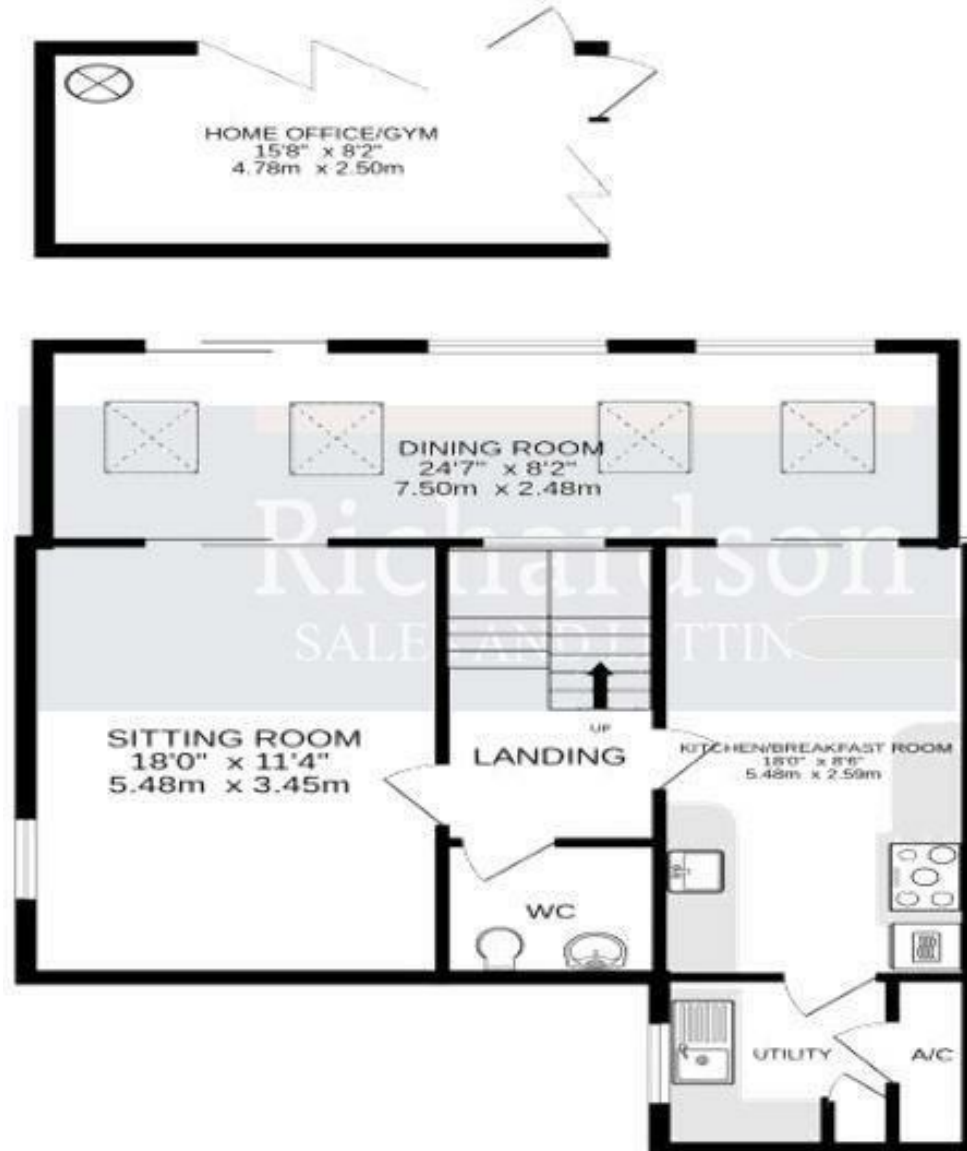






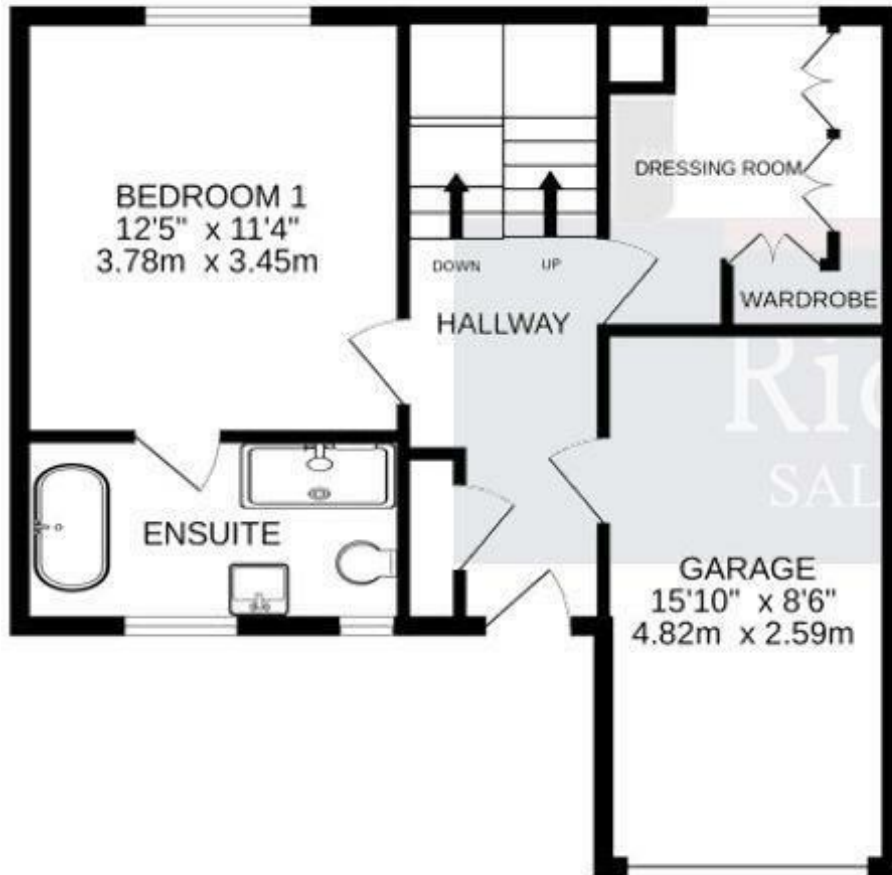


LOWER GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.

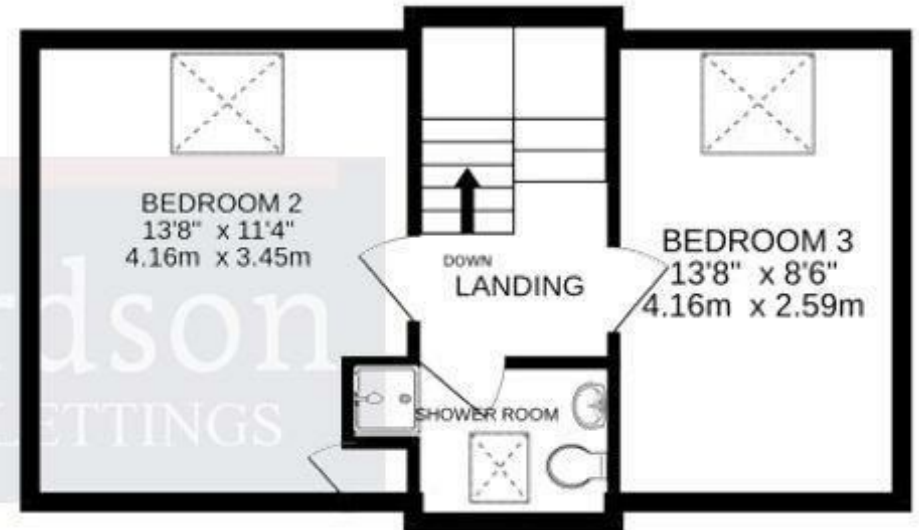




**GROUND FLOOR**  
523 sq.ft. (48.6 sq.m.) approx.



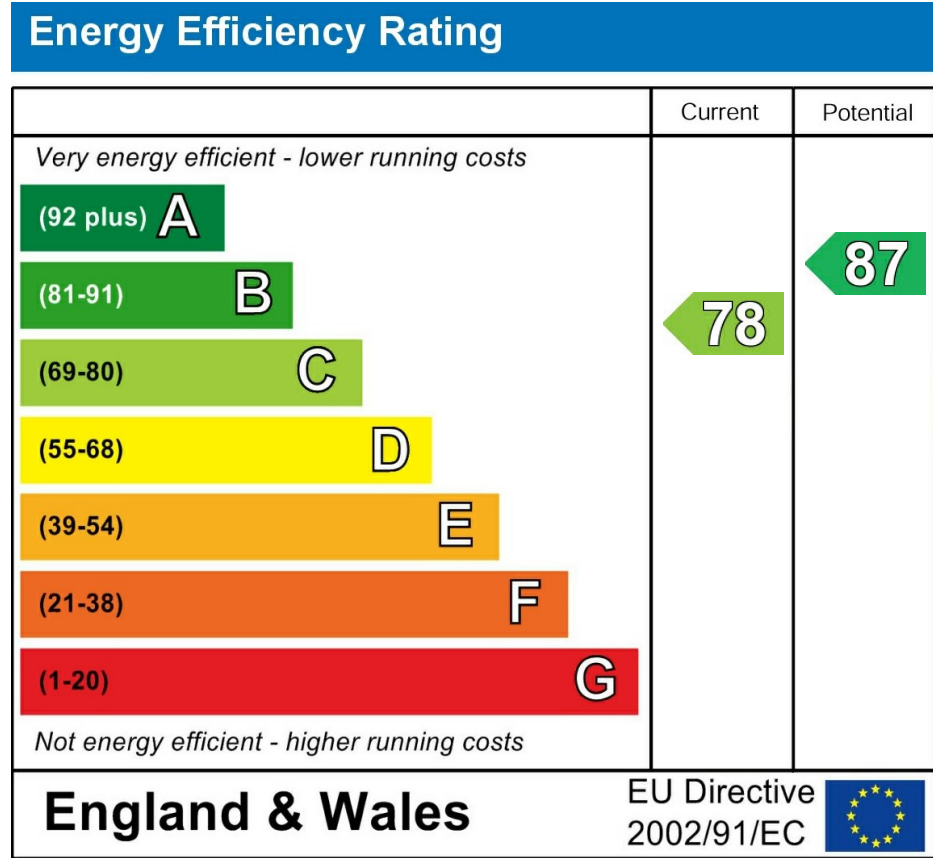
**1ST FLOOR**  
358 sq.ft. (33.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx**

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**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

01780 762433