



**5 Anseres Place, Stamford, Lincolnshire, PE9 2FJ**  
**Asking Price £825,000**



Chartered Surveyors & Estate Agents

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**5 Anseres Place, Stamford, Lincolnshire, PE9 2FJ**

**Tenure: Freehold**

**Council Tax Band: F (South Kesteven District Council)**



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An opportunity has arisen to purchase an elegant stone built, four bedroom townhouse located on a peaceful, exclusive, gated riverside development a short walk from the historic centre of Stamford, railway station and the Burghley Estate. Anseres Place is a collection of prestige homes within a private, gated development with most of the properties having direct river frontage, providing a beautiful environment and allowing for boating, fishing and bird watching.



## 5 Anseres Place, Stamford, Lincolnshire, PE9 2FJ



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No. 5 Anseres Place is a middle terrace, stone built property which offers spacious and flexible accommodation arranged over three storeys and enjoying delightful views over the River Welland.

The energy efficient interior benefits from gas central heating and full double glazing and can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, Kitchen/Living Room, Utility;

FIRST FLOOR: Drawing Room with balcony overlooking the river, two Bedrooms;

SECOND FLOOR: Master Bedroom with Juliet balcony enjoying views over the river and en-suite Shower Room, further Bedroom, Family Bathroom.

OUTSIDE there is an integral single Garage with a driveway providing additional off-road parking for two cars to the front and an attractively landscaped, south facing, riverside garden to the rear laid out to make the most of the property's picturesque riverbank setting.

### ACCOMMODATION

#### GROUND FLOOR

##### Recessed Porch

Part glazed front entrance door leading to:

##### Entrance Hall

Radiator, mattwell, recessed ceiling spotlights, doors to WC, Kitchen and integral Garage, stairs leading to first floor.

##### WC

White suite of low level WC and wash hand basin, recessed ceiling spotlights, tiling to 1/2 wall height, upright radiator.

##### Kitchen/Living Room 5.03m max x 4.88m max (16'6" max x 16'0" max)

This spacious, light and airy room enjoys lovely views and offers direct access to the river beyond the garden.

The Kitchen Area is tastefully appointed in modern shaker style with excellent range of units incorporating Selenium work surfaces with upstand, inset 1.5 bowl Franke sink with mixer tap above, ample base cupboard and drawer units, matching eye level wall cupboards and glass fronted display cabinets. Integrated appliances comprise eye level electric oven, microwave, 5 ring gas hob with stainless steel extractor above, dishwasher, fridge and freezer.

Radiator, timber effect laminate flooring, recessed ceiling spotlights, internal door to Utility, set of external French doors with matching side panels opening to rear garden and providing delightful views over the River Welland beyond.

##### Utility 3.02m x 1.60m (9'11" x 5'3")

Fitted units to match kitchen, granite effect work tops with inset sink, hot and cold plumbing for washing machine, recessed ceiling spotlights. Timber effect laminate flooring.

#### FIRST FLOOR

##### Landing

Galleried stairs leading to second floor, doors leading to Drawing Room and the two Bedrooms.

##### Drawing Room 5.00m x 4.85m (16'5" x 15'11")

Generously proportioned formal reception room enjoying elevated riverside views and featuring gas fired log burner style stove set on raised hearth in fireplace recess, two radiators, recessed ceiling spotlights and two French doors giving access to Balcony with iron balustrade.

##### Bedroom Three 3.96m x 2.95m (13'0" x 9'8")

Radiator, recessed ceiling spotlights, window to front elevation.

##### Bedroom Four 3.96m x 1.98m (13'0" x 6'6")

Radiator, window to front elevation.

#### SECOND FLOOR

##### Landing

Built-in cupboard, doors to the two Bedrooms and Bathroom.

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### Master Bedroom One 5.00m x 4.83m (16'5" x 15'10")

Large Master Bedroom flooded with light provided by a glazed French door with matching side panels giving access to Juliet balcony overlooking the river. Built-in double wardrobe, radiator, recessed ceiling spotlights, door to en-suite Shower Room.

### En-suite Shower Room 2.77m x 1.78m min (9'1" x 5'10" min)

White suite of concealed cistern WC and circular hand basin set within vanity unit, shower cubicle, fully tiled splashbacks, heated towel rail, recessed ceiling spotlights.

### Bedroom Two 3.91m max x 2.97m (12'10" max x 9'9")

Radiator, recessed ceiling spotlights, window to front elevation.

### Bathroom 3.91m x 1.98m (12'10" x 6'6")

Equipped with white suite comprising low level WC, pedestal hand basin and panelled bath with mixer shower attachment and featuring a separate shower cubicle. Tiled splashbacks, heated towel rail, built-in cupboard housing gas fired central heating boiler and hot water cylinder, recessed ceiling spotlights, window to front elevation.

### OUTSIDE

To the front of the property there is a double width, block paved driveway which gives access to the integral Garage and provides off-road parking for two cars.

### Integral Single Garage 5.56m x 2.69m (18'3" x 8'10")

Electric up and over single garage door. Lighting and power connected. There is an electric charging port.

### Garden

The south facing rear garden is a particular feature of the property. The garden has been landscaped in tiers descending towards the River Welland and includes an elevated paved patio area taking in riverside views immediately to the rear of the house, adjoining lawn with well stocked borders and steps leading down to the timber decking which runs directly alongside the river.

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
Indoor: O2 - voice likely, data limited; EE, Three, Vodafone - voice and data limited;  
Outdoor: O2, EE, Three, Vodafone - voice and data likely.  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### SERVICE CHARGE

Anseres Place is managed and maintained by a third party with current annual service charge being in the region of £600.00 payable in advance.

### STAMFORD

Voted as the No.1 place to live in Britain in 2013, Stamford is a delightful ancient town that grew to prominence where the river could be crossed on the way north from London to York and Scotland.

Within the town, there is a host of lovely buildings, all of which capture the charm and elegance of the area as a whole. Shopping facilities in Stamford are very good, within the centre shops cater for almost every need, and there are three supermarkets and a produce street market every Friday.

The town has a superb range of schools for children of all ages together with Stamford School and Stamford High School.

For commuters, the A1 Great North Road lies immediately to the west of the town and this offers good driving facilities both north and south, particularly to Peterborough. In addition, there is a railway station with services to Peterborough, from which London is approximately a 50 minute journey, and westwards to Leicester and Birmingham.

### COUNCIL TAX

Band F  
South Kesteven District Council, Telephone 01476 406080.

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### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not

constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given

without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.











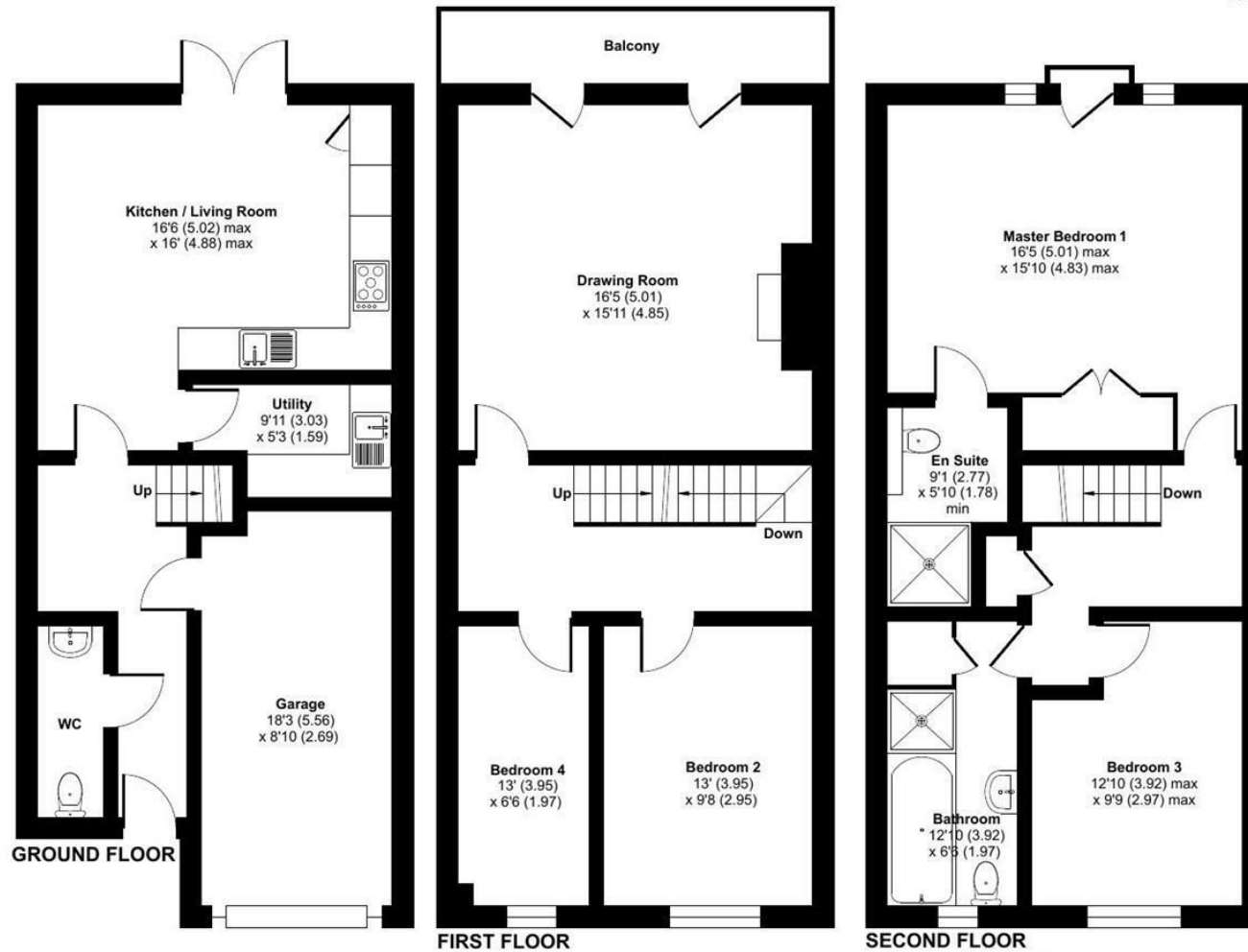


Approximate Area = 1619 sq ft / 150.4 sq m  
Garage = 159 sq ft / 14.7 sq m  
Total = 1778 sq ft / 165.1 sq m  
For identification only - Not to scale

Denotes restricted  
head height



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1271184



#### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>90</b> |
| (81-91) <b>B</b>                            | <b>82</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC