



12 KETTERING ROAD

Stamford, Lincolnshire, PE9 2LR



Digby & Finch
ESTATE AGENTS



Situated on the edge of the exclusive Cecil Square development just a few moments' stroll from the renowned George Hotel, Burghley Park and the train station, this fabulous town house offers the perfect fusion of elegant proportions with modern, convenient living.

The property was built by Morris Homes in 2018, where great emphasis was given to the impressive façade with dressed Ashlar stone and sliding sash windows, an elegant front door complete with fanlight over and dressed stone steps which all make for a delightful first impression of this lovely home.

WELCOME HOME

Step inside a spacious entrance hall with wood effect flooring which continues throughout the ground floor giving a seamless flow throughout.

To the left is a useful utility room from which a guest cloak room with loo and wash hand basin can be found. The utility room has both wall and floor standing cabinets, a large stainless steel sink and space for the washing machine and tumble dryer.

Beyond the hallway a wonderful open plan kitchen dining living space can be found, with bifold doors connecting the home to the enclosed rear garden.

The kitchen itself has plenty of storage with both wall and floor standing cabinets along with large pan drawers and pull-out larder cupboards. In built appliances include a double electric oven, gas hob with extractor over and a dishwasher. Quartz worksurfaces provide plenty of prep space with further space available to add an island if desired.



Beyond the kitchen is the dining area along with plenty of space for a large sofa, perfect for everyday living. On warm days, the large bifold doors can be opened to connect the inside to a sheltered private garden making it an ideal home for entertaining and alfresco dining in the summer months.

FIRST FLOOR

From the hallway, the staircase rises to a first floor landing area with a pretty sliding sash window overlooking the front elevation.

A particularly attractive feature of this home is the first floor sitting room, located to the rear of the property which has a lovely Juliette balcony overlooking the garden.

Completing this floor is a guest bedroom which, again has a Juliette balcony and benefits from floor to ceiling wardrobes offering both hanging and shelving space. The contemporary en suite shower room can be used solely for this room or can be accessed from the hallway.

SECOND FLOOR

The principal bedroom suite is a bright spacious room and benefits from an en suite shower room and an extensive range of full height wardrobes which provide excellent storage with shelving and hanging space.

Along the hallway is the third double bedroom plus the airing cupboard which houses the gas central heating boiler.

The family bathroom has a bath tub with shower over, a wash hand basin, loo and a heated towel rail.

OUTSIDE

Stepping outside to the rear, a stone terrace area, ideal for outdoor seating gives way to a lawn garden with raised herbaceous borders.

A pathway leads to a generous garage complete with an electric up and over door. Beyond the garage is a private driveway providing a further car parking space.



SERVICES

Mains water, drainage, gas and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendors right to the removal of, or payment for, as the case may be, and such fittings, etc. whether mentioned in the particulars or not.

LOCATION

Stamford is an attractive and thriving market town. Proclaimed by Sr Walter Scott as the "finest stone town in England". Stamford was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best place to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, while the town centre boasts a great variety of restaurants, bars and boutique shops, as well as the high street amenities and supermarkets.

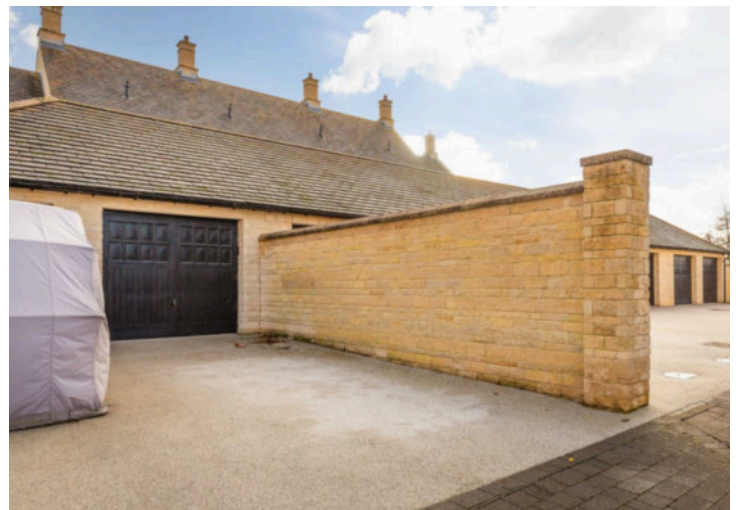
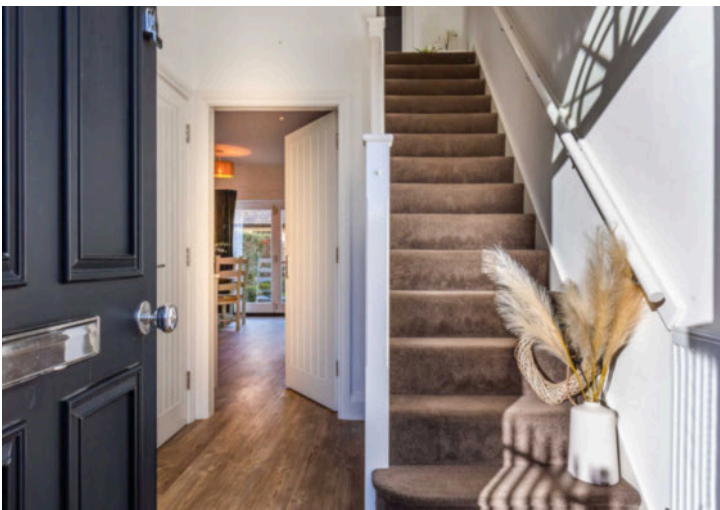
Architectural landmarks, including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups.

Stamford railway station is 0.4 miles away with excellent commuter links to London (connection at Peterborough to London Kings Cross) and Cambridge.

The very well renowned Stamford Endowed School is located just minutes away, with the junior school being just next door.

AGENT'S NOTE

There is an annual service charge for the development, please contact Digby & Finch for further details.



12 Kettering Road, Stamford

Approximate Gross Internal Area = 121.5 sq m / 1308 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Total = 137 sq m / 1475 sq ft



= Reduced headroom below 1.5m / 5'0"

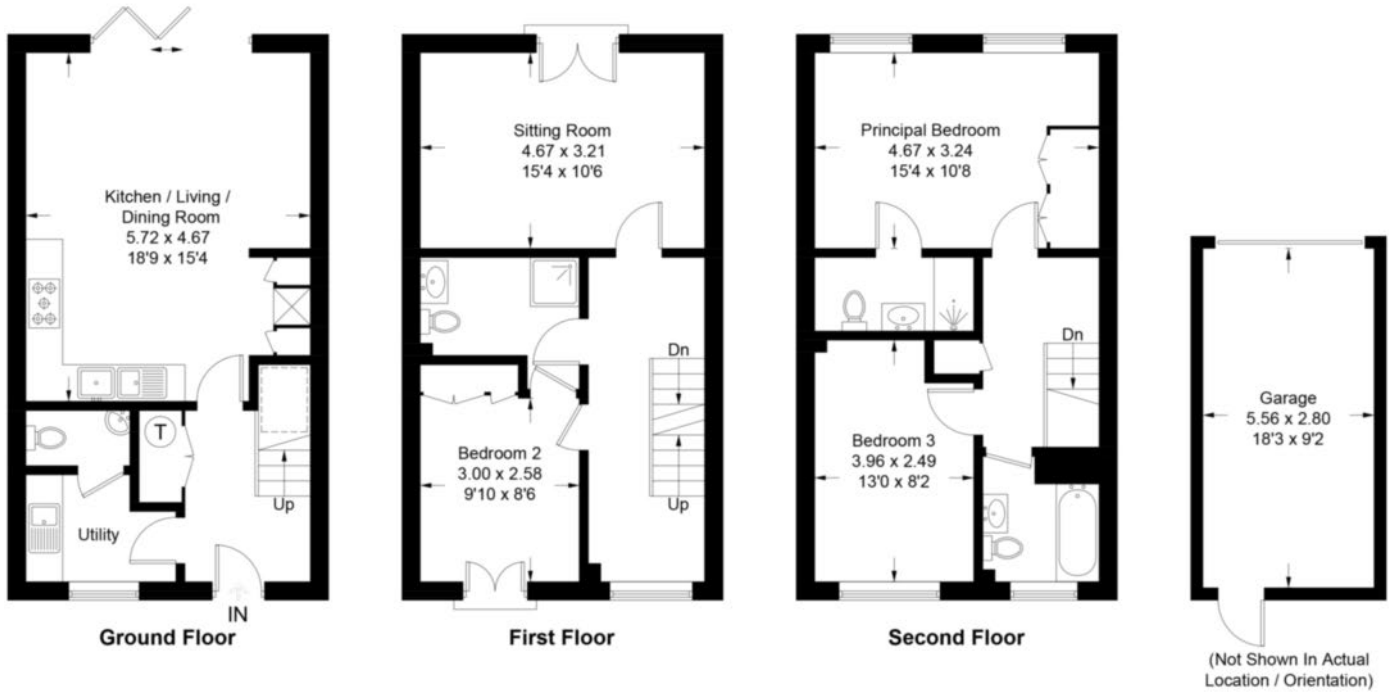


Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Freehold for sale by private treaty.

POSSESSION

Vacant possession upon completion.

VIEWING

Strictly by appointment through Digby and Finch.

PLANS

The site and floor plans forming part of these sales particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

LOCAL AUTHORITY

South Kesteven District Council

Council Tax Band - E

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