



## 16 ROMAN BANK

Stamford, Lincolnshire, PE9 2SS

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*An individual detached home situated within a prime location with very easy access to all Stamford's amenities.*

*The property was built in 1959 and has been extended and remodelled over the years.*

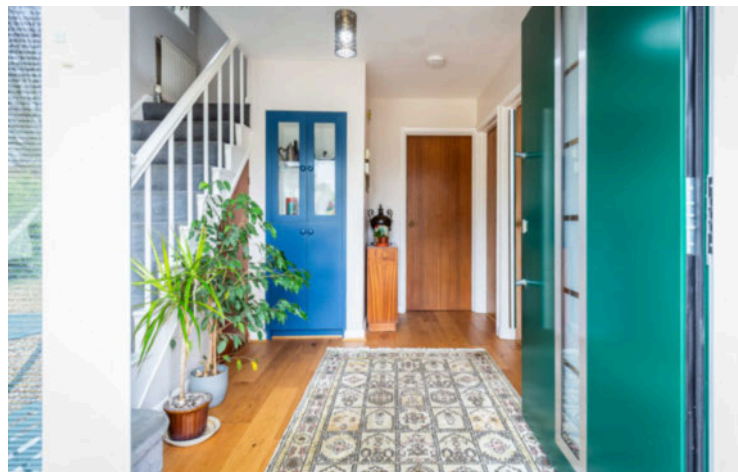
*Today, we find a very well maintained and versatile home offering accommodation over two floors along with generous outdoor space and an oversize double garage.*

### STEP INSIDE

A welcoming reception hall with a newly installed Horman door and full height picture window complete with integral blinds gives a great first impression. There is ample storage for coats and shoes and oak flooring underfoot giving a practical yet timeless first impression.

There are three generous reception rooms radiating from the entrance hall as well as a recently upgraded wet room with shower, loo and wash hand basin.

To the right is a large reception room which has a large bay window plus a further picture window flooding the room with natural light. Currently this room has a dual use as a formal dining room to one side and a relaxed reading room to the other.





Next door is another large sitting room with a window overlooking the side elevation and French doors with large side lights, allowing access to a raised terrace and garden beyond. An attractive wooden fire surround has an iron grate and granite hearth which give a great focal point to the room.

The kitchen is open to a generous dining area complete with the original pantry and in built storage.

The kitchen itself was refitted approximately four years ago with a QKS kitchen offering great storage and a plethora of integrated Neff appliances.

A side door provides covered access to the large double garage which also has a utility area complete with sink, storage cupboards and space for white goods.

The garage itself has an underground wine cellar which the present owners had installed by Spiral Cellars.

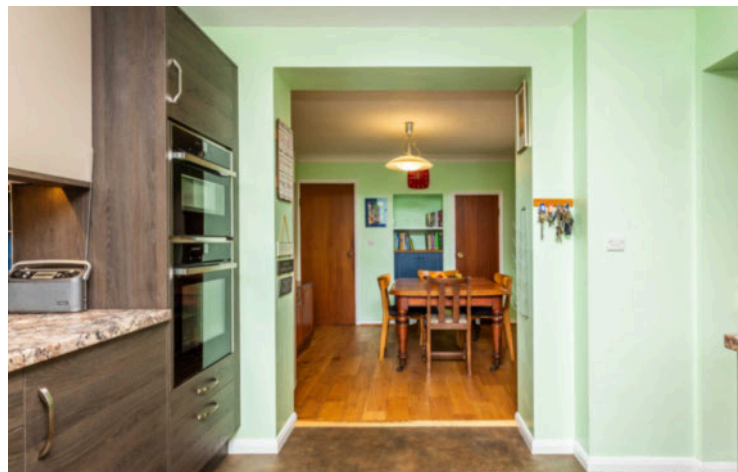
## FIRST FLOOR

A bright spacious landing area provides access to four generous bedrooms and two bath/shower rooms plus a linen cupboard.

The principal bedroom is situated to the rear of the property with views across the rear garden.

A recently refitted fully tiled en suite shower room has a large walk-in digital shower, a contemporary vanity wash hand basin with excellent storage beneath, a loo and a heated towel rail.

There are three further generous bedrooms complete with a family bathroom which is partially tiled and fitted with a panelled bathtub with digital shower over, a wash basin, loo and a heated towel rail.





## STEP OUTSIDE

The shingle driveway sits behind a stone retaining wall and deep flower border planted with an extensive array of perennial flowers and mature shrubs.

The generous driveway can accommodate numerous cars and by the side of the property is an oversize double garage with electric up and over door.

There is a side access to the property and to an external boiler cupboard housing the gas central heating boiler and a water softener.

A personnel gate by the side of the garage allows access to a delightful rear garden where two fully serviced garden pods can be found, each with power, light, CAT5 cabling and underfloor heating, enabling two people to work independently from home if required.

The garden itself has been designed to encourage nature with a variety of native plants, shrubs and trees, a lawn area, wildlife pond and green house area as well as a fern garden and a raised terrace, ideal for alfresco dining.

## 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 variant 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 within easy reach with excellent commuter links to London (connection at Peterborough to London Kings Cross) and Cambridge.

## SERVICES

Electric, gas, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested 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 Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## LOCAL AUTHORITY

South Kesteven District Council

Council Tax Band: F

## TENURE

Freehold

## VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone: 01780 758 090.

## PLANS

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





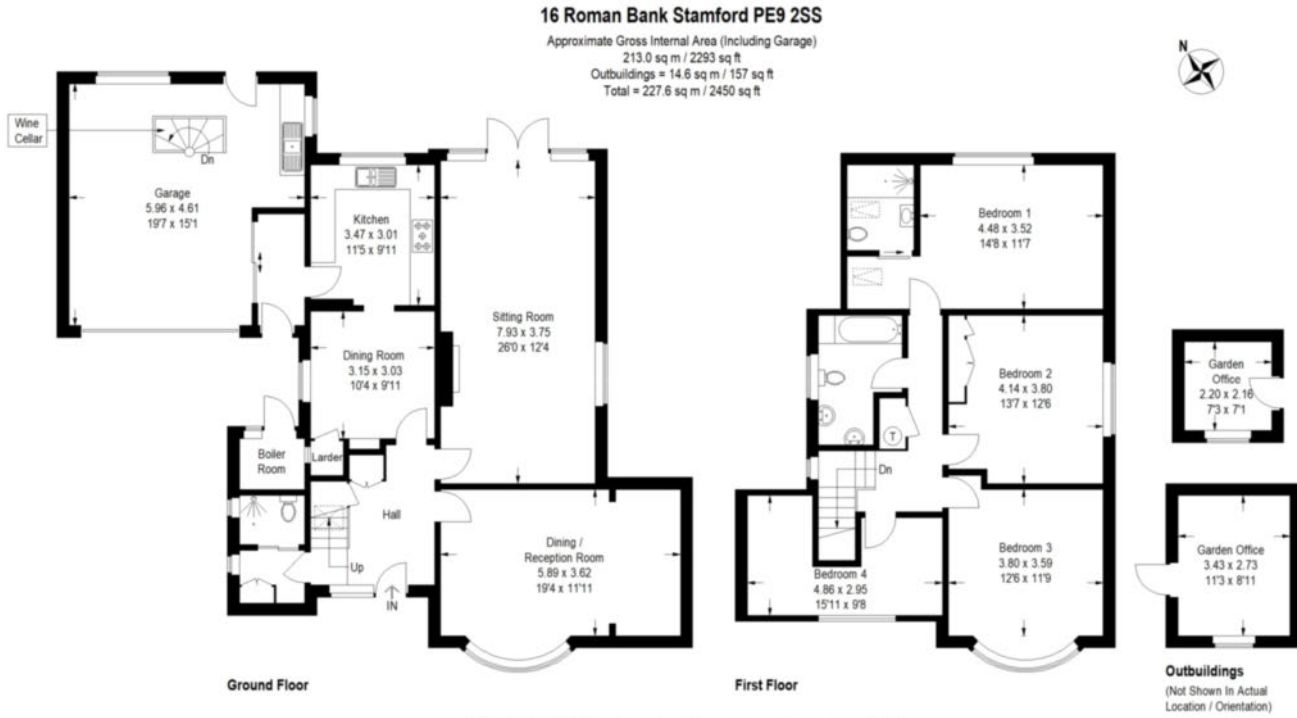
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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