



8 DANEGELD PLACE

Stamford Lincolnshire, PE9 2AF



Digby & Finch
ESTATE AGENTS



Perfectly positioned home in the heart of Stamford just moments away from St George's Church, Stamford Arts Centre and the High Street sits this bright spacious home.

This delightful property forms part of a very small development which was built in 2001.

Limestone steps with black iron hand rails rise to the newly installed front door leading to this lovely home which offers very spacious and well appointed accommodation arranged over three floors.

Externally, there is a south facing low maintenance courtyard garden and a generous single garage which is en block with four others.

STEP INSIDE

Stepping into the reception hallway, the sense of light and space is immediately apparent. To the rear of the hallway is a ground floor reception room which is currently used as a garden room/snug but could also be used as a study if required. Inbuilt cupboards sit beneath open book case shelving and French doors open out to the sheltered south facing courtyard.

There is a large understairs storage cupboard and a door to the integral garage which has power, light and water.

FIRST FLOOR

A wide airy hallway allows access to all the main living accommodation with oak double doors to both the sitting room and a second reception room which is currently used as a very generous home office.



The sitting room has sliding sash windows on two aspects which flood the room with wonderful natural light. Tall ceilings accentuate the sense of light and space while the sandstone fireplace housing a gas flame fire, offers as cosy focal point in the winter months.

Along the hallway is a further reception room, currently used as a home office. This room is most flexible and could be used as a formal dining room or a third bedroom if required.

The kitchen dining room is bright and spacious offering a recently refitted kitchen with plenty of well thought out storage, a plethora of integrated appliances and generous prep space.

The bright spacious theme continues with windows on two elevations and by the dining area are pretty French doors and a Juliet balcony which really

allows the outside in.

Completing this floor is a refitted cloak room which has a loo and a vanity wash hand basin with storage beneath.

SECOND FLOOR

There are two very spacious bedrooms plus a family bathroom.

The principal bedroom has generous storage and an en suite shower room comprising a shower enclosure, a loo, a vanity wash basin with storage beneath and a heated towel rail.

The second bedroom is of a similar size and has a large wardrobe plus a low level storage cupboard.



The family bathroom has a panelled bath tub, a large shower enclosure, a loo and a vanity wash basin with fitted shelving and storage.

STEP OUTSIDE

The courtyard space is finished with low maintenance in mind and offers a great place to sit and relax. The area is south facing and completely private.

The property is built over a range of garages, one of which is for the sole use of Number 8.

(See agents notes)

The property has gated access through Danegeld Place into town and is in close proximity to all of Stamford's excellent array of amenities.

AGENTS NOTES

The property is built over a range of garages which form part of this property title. One garage is for exclusive use for this property while the other 4 garages are on a 999 year lease to designated properties within the Danegeld Place development.

There is an annual service charge of £250 per annum.

Further information available by request.

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 AND 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 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 0.7 miles away with excellent commuter links to London (connection at Peterborough to London Kings Cross) and Cambridge.

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

EPC RATING

Current 69/C

Potential 80/C



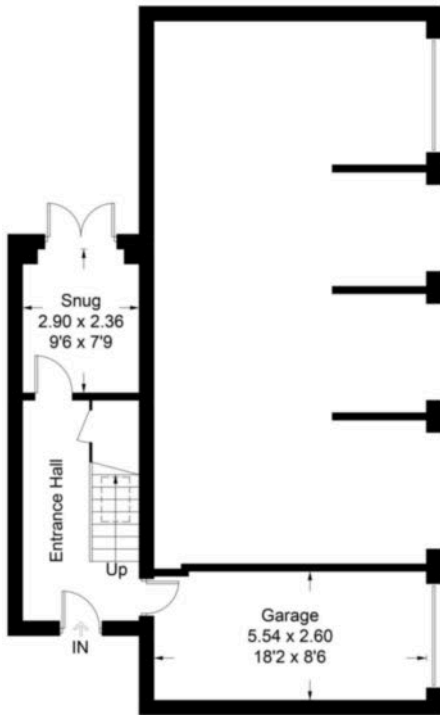
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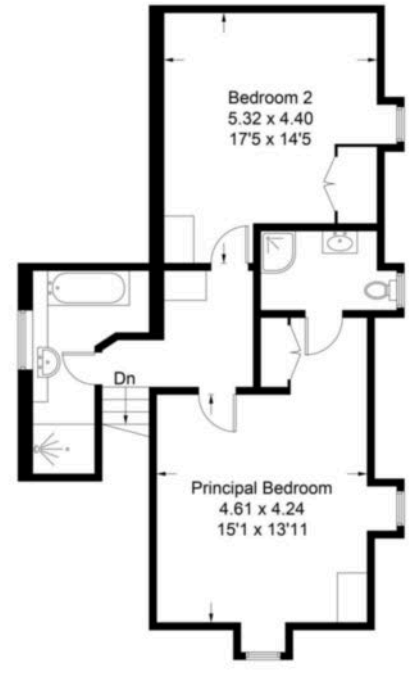
Approximate Gross Internal Area = 191.5 sq m / 2061 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2024.

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