



11 Exeter Gardens  
STAMFORD



# 11 EXETER GARDENS

Stamford, PE9 2RN

This spacious detached home, originally built in the 1950s and extended and fully remodelled in the 1990s, offers excellent potential but does require cosmetic updating to bring it up to modern standards. The property sits on a generous plot with plenty of parking, a large garden, and an oversized detached double garage, which offers huge potential, stp. Further, there is a separate open bay carport.

Entering through a fully glazed vestibule, then stepping into a central hallway engineered oak flooring continues throughout most of the ground floor.

The breakfast kitchen is well-equipped, offering a generous range of wall and floor cabinets and granite work surfaces, along with a full suite of integrated Neff appliances and an American-style fridge freezer. The kitchen flows through to a large dining room, which can also be accessed from the hallway.

Additional ground-floor rooms include a useful study/home office, a utility room, and a guest cloakroom with a W.C. and wash hand basin.

The large sitting room is a particularly impressive space, with a gas fireplace, views across the rear garden, and French doors leading into a conservatory. The conservatory is air-conditioned and includes bespoke sun sails to ensure comfort throughout the year.















## And so to bed...

The ground floor features two very spacious en suite bedrooms, each with fitted furniture and en suite bathrooms. One has a bathtub with a shower over, while the other includes a shower enclosure.

Upstairs, the property has three rooms, currently arranged as a principal bedroom suite with built-in furniture and an en suite shower room. The room is filled with natural light, thanks to a large window to the rear and Velux roof lights in both the bedroom and the en suite.

There is also a further bedroom linked to what is now used as a cinema room, along with a large walk-in storage area. This area also provides access to additional attic storage.

Completing the first floor accommodation is a large cloakroom with loo and wash basin, which also houses the gas central heating boiler and water tank.





## Gardens

The property is approached via a scalloped boundary wall and a large block-paved driveway, with timber gates providing access to the side of the house.

The rear garden features a raised lawn and a stone terrace by the conservatory. Beyond the lawn, there is another block-paved area leading to a large detached double garage with electric up-and-over doors, plus an additional open carport.

## Services

Mains water, drainage, gas and electricity are understood to be connected. The property has gas central heating. None of the services or appliances have been tested by the agent.

Solar photovoltaic (PV) panels on the garage roof, providing a return on the tariff.

## 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.





## Ground Floor

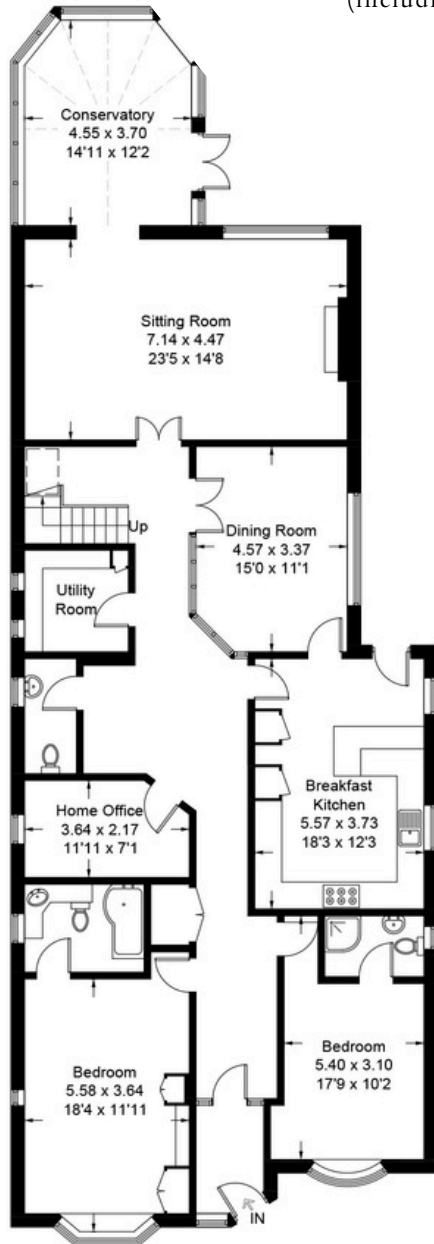
**Ground Floor:** 189.1 sq m / 2035 sq ft

**First Floor:** 80.3 sq m / 864 sq ft

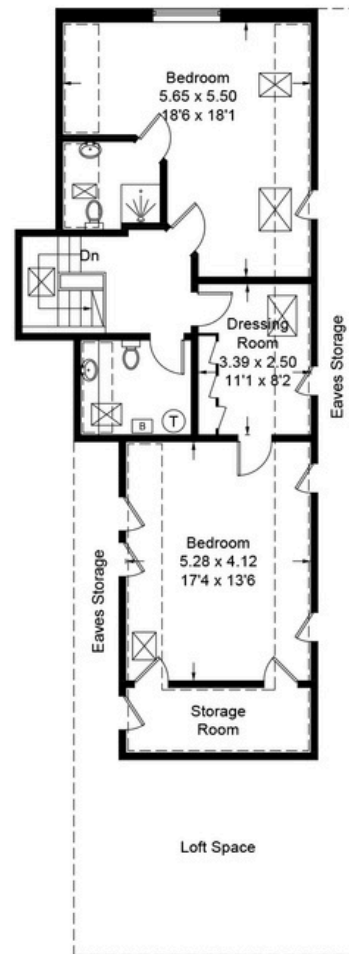
**Garage/ Workshop:** 42.9 sq m / 462 sq ft

**Total:** 312.3 sq m / 3361 sq ft

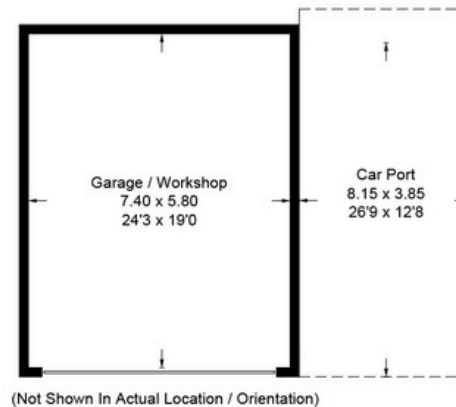
(including storage room/ excluding eaves storage and loft space)



## First Floor



⬜ = Reduced headroom below 1.5m / 5'0"



## Outbuildings

## Local Amenities

The historic Georgian market town of Stamford boasts a wide range of shops, leisure and cultural facilities, together with a vast array of bars and restaurants, making it easy to find something suitable for all tastes. Of note is the well renowned former coaching Inn, The George Hotel.

There is an excellent choice of well- regarded state schools along with highly regarded independent and public schools within close proximity. Stamford is often featured in various national publications as one of the best places to live in the UK.

Both the train station and bus station are within proximity. Stamford is on the Cambridge to Birmingham train line. Trains to London Kings Cross take approximately 45 minutes from the nearby Cathedral City of Peterborough.

The A1 is located within a mile of the town centre and provides good access north and south. Stamford is readily accessible to Rutland Water being approximately 5 miles away and offers a full range of water sports, golf, fly fishing, cycling, walking and sailing.

## 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.

## Finer Details

**Local Authority:** South Kesteven District Council  
**Council Tax Band:** E

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

**EPC rating:** 81 | B

**EPC potential:** 81 | B





Digby & Finch

ESTATE AGENTS

01780 758 090

[stamford@digbyandfinch.com](mailto:stamford@digbyandfinch.com)

8 St Mary's Hill, Stamford, PE9 2DP