



4 Field Close

COLLYWESTON

4, FIELD CLOSE

COLLYWESTON, STAMFORD,
PE9 3QS

Perfect for those seeking village life with easy access to Stamford, this attractive stone built detached home offers a calm setting for family living. Tucked away towards the end of a peaceful cul-de-sac, just five minutes from the historic Georgian market town, the property combines convenience with a sense of space and privacy.

Set beyond a stone boundary wall, the house feels both welcoming and private. Inside, the bright and airy interior is finished with thoughtful touches: oak flooring, matching oak internal doors, plantation shutters, and underfloor heating to the ground floor. A wood-burning stove in the sitting room adds a homely focal point, perfect for the cooler months.





Step Inside

Stepping into a welcoming entrance hall, to the right is a generous sitting room with a deep bay window to the front elevation, side aspect window, and French doors opening to the private garden. Across the hall, the kitchen dining room forms the heart of the home. A central island with breakfast bar and granite work surfaces is complemented by plenty of cabinet storage, while the dining area provides a vast amount of space for family meals and relaxed seating. French doors connect the space to the rear garden, ideal for entertaining or summer suppers outdoors.

Back in the hallway, a guest cloakroom and practical storage cupboard complete the ground floor.





First Floor

Ascending the staircase we reach a large landing providing access to four well proportioned bedrooms. The peaceful principal suite has a range of in built wardrobes complemented by a dressing room, and en suite shower room. Bedroom three includes its own en suite cloakroom, while the remaining bedrooms are served by a contemporary family bathroom featuring a lovely free standing bath tub, a large walk in shower, vanity wash hand basin, loo and heated towel radiator.







Step Outside

The private rear garden is both enclosed and easy to maintain, offering a pleasant setting for children to play, summer dining, or simply enjoying a quiet moment outdoors.

The generous detached double garage is a real asset, comfortably accommodating two large vehicles with additional space for storage at ground level and in the eaves above. An electrically operated door provides easy access, while a personnel door and gated access from the driveway add convenience. Power, light, and water are all connected, with the benefit of a practical sink, making the space versatile for day-to-day use.

Local Amenities

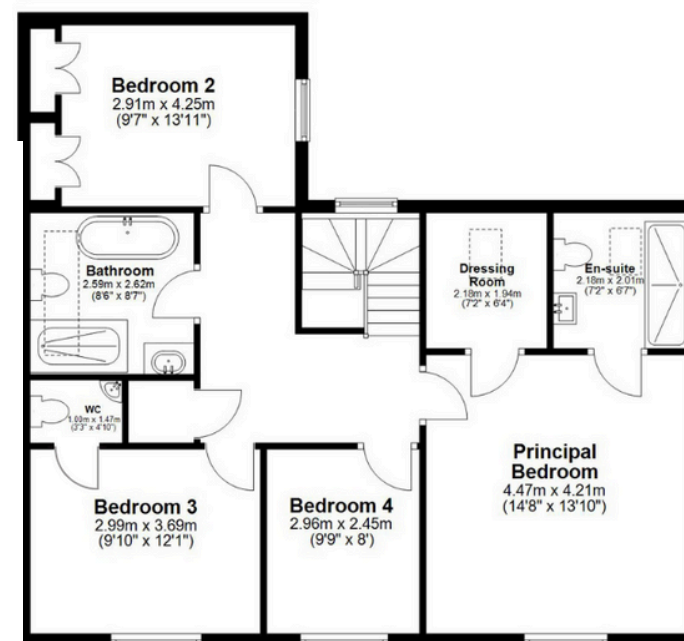
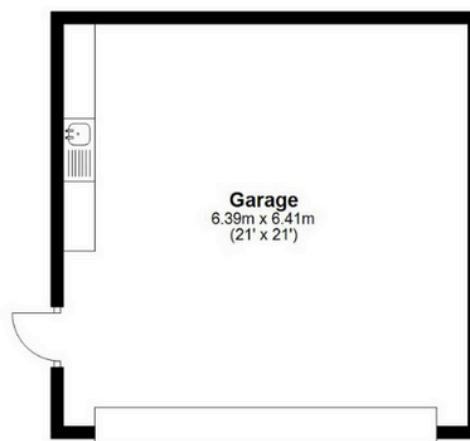
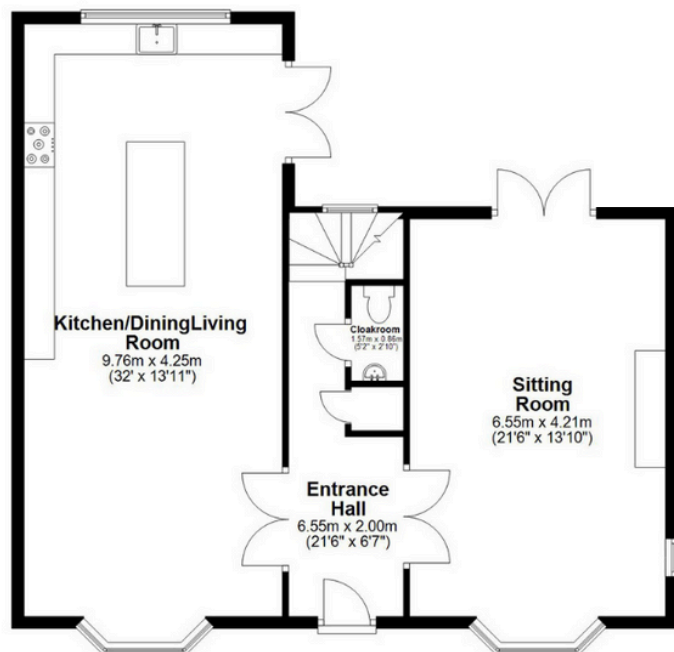
Collyweston, a charming village just 4 miles from Stamford, on the A43, offering excellent road access to major cities including Peterborough, Leicester, Corby and Kettering.

The village itself is home to the well-regarded Collyweston Slater pub, renowned for its hearty meals and welcoming ambiance. In addition, the village offers an award-winning, not-for-profit community shop, providing essential groceries alongside a selection of delicious locally sourced artisan goods. For further day-to-day conveniences, Stamford is just a few minutes' drive away.





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.



Floorplan

Total Area Approx:

223.50 sq m / 2406.0 sq ft

Total Internal Area Approx:

182.6 sq m / 1965.0 sq ft

Ground Floor: 91.3 sq m / 982.5 sq ft

First Floor: 91.3 sq m / 982.5 sq ft

Garage: 40.9 sq m / 441 sq ft

Services

Mains water, drainage, 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 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.

Finer Details

Local Authority: East Northamptonshire County Council

Council Tax Band: F

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 70 | C

EPC Rating Potential: 74 | C



Digby & Finch

ESTATE AGENTS

01780 758 090

stamford@digbyandfinch.com

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