

Stamford Lane, PE8 6TW  
Warmington  
Peterborough  
£700,000

Hurfords



- Four-Bedroom Detached Stone Built Extended Family Home
- Contemporary Open Plan Kitchen/Dining/Sitting Room
- Two Contemporary En-Suites and Family Bathroom
- Sought After Location Close to Local Schooling
- Rear Landscaped Garden with Contemporary Patio Areas
- Three Reception Rooms Including Sitting Room, Home Office and Children's Playroom
- Part Converted Double Garage and Double Car Port



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Awaiting



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# 12 Stamford Lane Warmington Peterborough PE8 6TW

Upon entering, you're greeted by a welcoming hallway with attractive wooden flooring. To one side, a study offers a quiet home working space, while the opposite side leads to the bright and spacious sitting room. This elegant space features a triple aspect large sash windows and two sets of French doors opening to the garden, flooding the room with natural light. Double doors from the hallway reveal a spectacular open plan kitchen and dining area, the heart of the home. This expansive, sociable space is perfect for both formal dining and relaxed family meals. The kitchen is beautifully fitted with an extensive range of wall and base units, ample work surfaces, and a convenient breakfast bar. High-quality appliances include electric ovens, a microwave, a five-ring gas hob with extractor, a fridge-freezer, and a dishwasher. Bi-fold doors from the kitchen and the adjacent snug/playroom open directly to the garden, enhancing the indoor-outdoor living experience. Completing the ground floor is a practical utility room with space for essential appliances and access to the carport. A staircase from the hall leads to the first-floor landing, where four generously sized double bedrooms are located. The principal bedroom is a luxurious retreat, featuring fitted wardrobes and a beautifully appointed ensuite shower room. The second bedroom also benefits from an ensuite shower room. The third and fourth bedrooms share a lovely family bathroom, equipped with both a bath and a separate shower. The property fronts onto Stamford Lane, with a variety of shrubs and borders framing the elegant oak porch. A driveway to the side provides ample parking under the carport, extending to a garage. Gated access opens to the rear garden, a tranquil oasis designed for enjoyment throughout the day. A large patio captures the evening sun, while the lawn leads to a breakfast patio accessible from the playroom and kitchen. The garden, enclosed by walls and timber fencing, features a raised shrub bed along the rear boundary, adding to the appeal of this charming outdoor space.

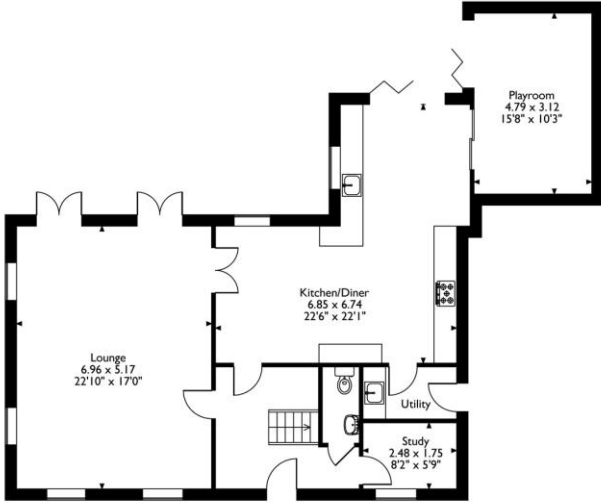
Hurfords



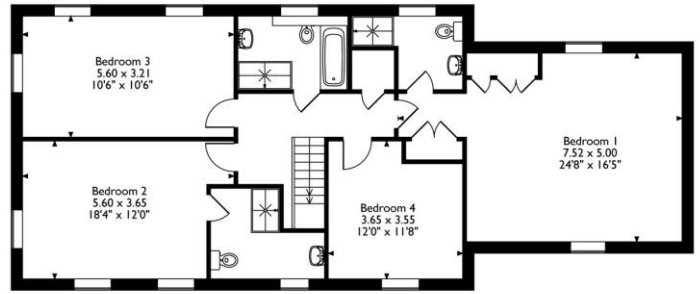
This remarkable home offers a perfect blend of traditional elegance and modern functionality, making it an ideal setting for family life.



12 Stamford Lane, Warmington, Peterborough  
Approximate Gross Internal Area  
216 Sq M/2322 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

Lounge 22'10" x 17'0"  
Kitchen/Diner 22'6" x 22'1"  
Playroom 15'8" x 10'3"  
Study 8'2" x 5'9"  
Bedroom One 24'8" x 16'5"  
Bedroom Two 18'4" x 12'0"  
Bedroom Three 10'6" x 10'6"  
Bedroom Four 12'0" x 11'8"

**TENURE: FREEHOLD**



Hurfords



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