



Mountfield
STAMFORD

MOUNTFIELD

Casterton Road Stamford, PE9 2YL

A beautifully renovated single-storey home with landscaped gardens, elevated views, and no onward chain.

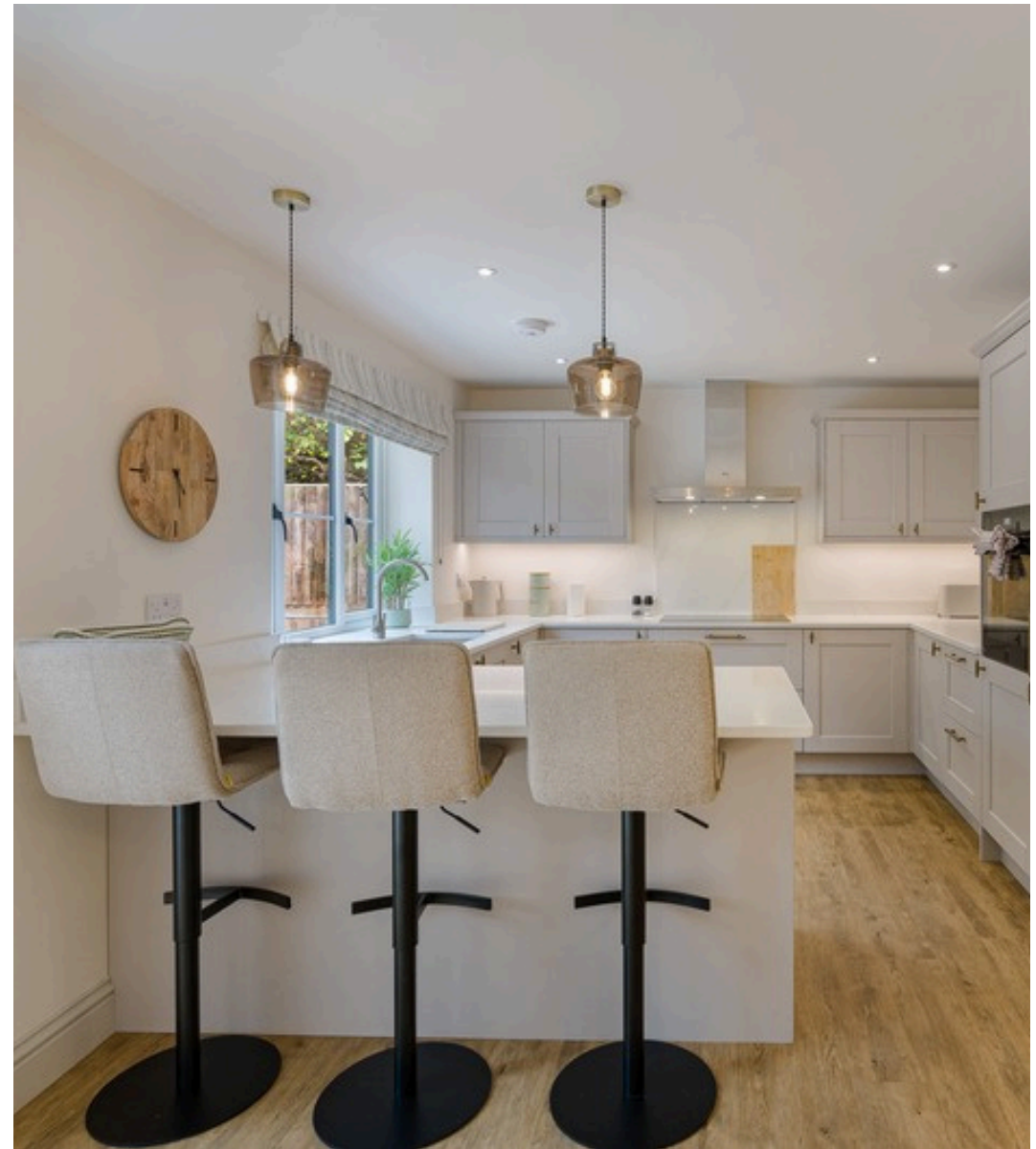
Recently extended and renovated to an exceptional standard by Dovetail Carpentry & Building Company, Mountfield is a stylish and elegant home occupying an elevated position, just a few minutes from the heart of Stamford.

From the outset, the attention to detail is evident. Illuminated steps lead through the landscaped front garden to the entrance, where a welcoming reception hall introduces the calm, neutral palette and considered finishes that continue throughout the property.





At the heart of the home is an impressive kitchen, thoughtfully designed for both everyday living and entertaining. Painted cabinetry, quartz work surfaces and a full range of integrated appliances are complemented by a generous peninsula island, creating a sociable space for gathering with family and friends. Glazed doors open onto the south-westerly facing terrace and gardens beyond, drawing in natural light and providing a lovely connection between the interior and outdoors. There is ample room for a dining area, while a separate utility room continues the cabinetry and provides space for laundry appliances, with convenient external access.



The sitting room is a peaceful and inviting space, enjoying views across the rear terrace, and offering a comfortable setting in which to relax.





And so to bed...

The property offers three bedrooms, with the principal bedroom featuring a lovely traditional bay window and a well-appointed en-suite shower room. Bedroom two is a comfortable double, also enhanced by a bay window, while the third bedroom would make an ideal study or child's room. A contemporary family bathroom completes the accommodation.



Step Outside

Outside, the carefully landscaped gardens are a real feature. A series of terraces and steps lead through the tiered rear garden, where areas of lawn, established planting and thoughtfully positioned seating spaces create a succession of inviting places to sit and enjoy the surroundings. The elevated position affords a wonderful sense of privacy, while the south-westerly aspect offers the opportunity to make the most of the afternoon and evening sun.

Combining considered design, high-quality finishes with a convenient position close to Stamford's shops, restaurants, and amenities, Mountfield offers a rare opportunity to acquire a home that is ready to enjoy from day one, with no onward chain.

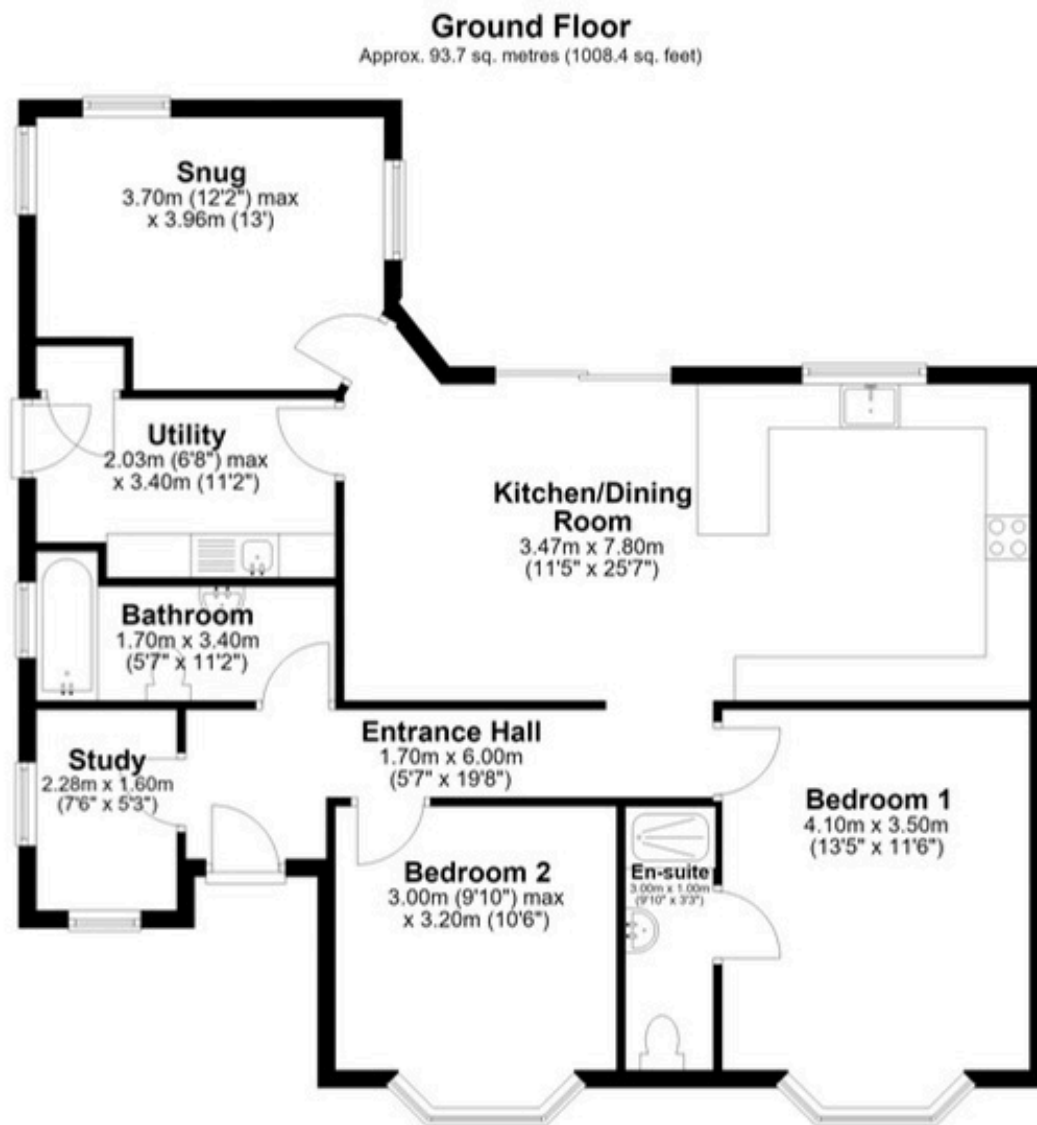
Services

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.

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.





Total area: approx. 93.7 sq. metres (1008.4 sq. feet)

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: D

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 74 | C
EPC potential: 78 | C



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