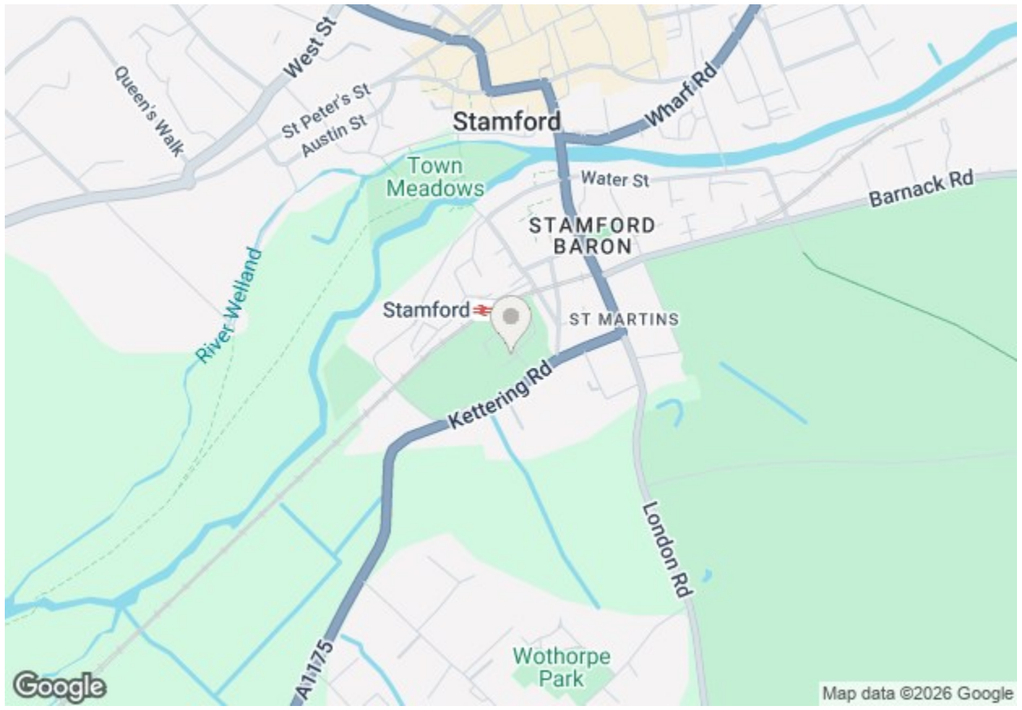
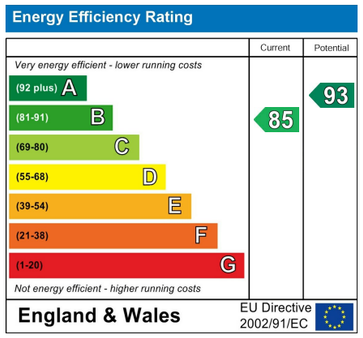
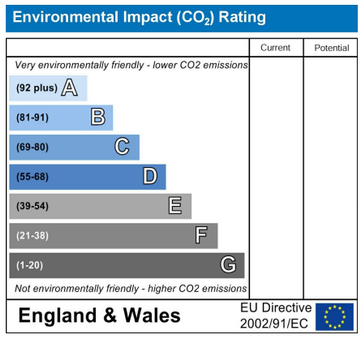
Sowden Wallis

Estate Agents









15 Hereward Place, Stamford, PE9 2JA

Situated on the sought-after Hereward Place development, within easy reach of Stamford School, this attractive four-bedroom home was built in 2018 and combines contemporary accommodation with an impressive stone exterior. Finished to a modern standard throughout, the property benefits from features including underfloor heating, flexible bedroom accommodation and a low-maintenance rear garden.

The ground floor offers a welcoming entrance hall with useful storage, a spacious sitting room and a stylish open-plan kitchen/dining room. Bi-fold doors open directly onto the rear garden, creating an excellent space for entertaining and everyday family living. A downstairs cloakroom completes the ground floor.

The first floor features a spacious dual-aspect principal bedroom with built-in wardrobes and an en-suite shower room. A further double bedroom is served by a four-piece Jack and Jill bathroom, providing access from both the landing and bedroom.

Two additional double bedrooms occupy the second floor, both benefiting from useful built-in storage and offering excellent flexibility for family members, guests or home working.

Outside, the enclosed rear garden has been designed for ease of maintenance, with a patio seating area and artificial lawn. A gate provides access to the single garage, which houses an electric vehicle charging point, with an additional parking space positioned directly in front.

Offering modern living across three floors, an attractive exterior and a convenient position close to Stamford School and the town's amenities, this is an excellent family home in a popular residential development.

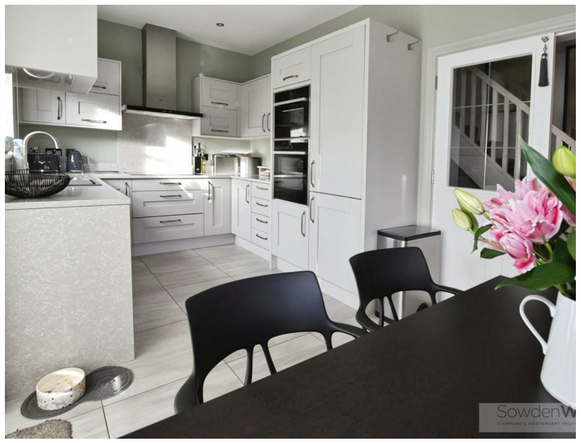
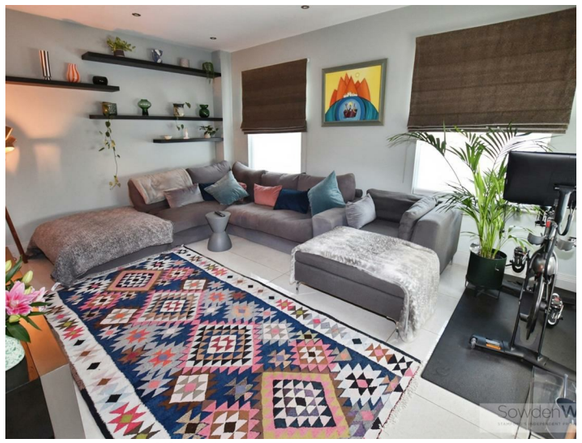
Offered for sale with NO ONWARD CHAIN.

Asking Price £845,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Four double bedroom home
- Kitchen diner with integrated appliances
- Walking distance to town centre
- Ensuite, family bathroom and W/C
- NO CHAIN
- Popular modern development
- Garage with electric charger and parking space
- Very convenient for A1 and A43
- Low maintenance garden
- EPC: B Council Tax: E




ACCOMMODATION:

Entrance Hallway

Kitchen Diner
2.73m x 5.10m (8'11" x 16'8")

Living Room
3.70m x 5.12m (12'1" x 16'9")

Cloak Room

First Floor Landing

Principle Bedroom
2.72m x 5.11m (8'11" x 16'9")

Ensuite

Bedroom Two
3.14m x 3.70m (10'3" x 12'1")

Bathroom

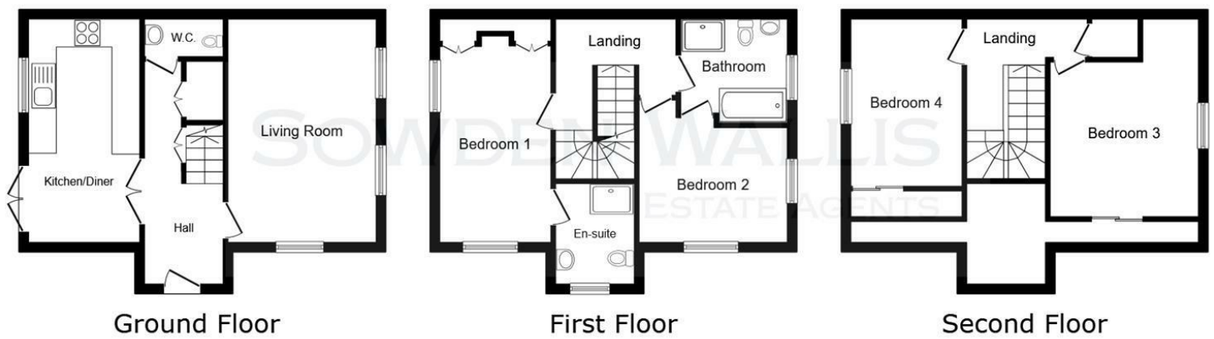
Second Floor Landing

Bedroom Three
3.73m x 3.78m (12'2" x 12'4")

Bedroom Four
2.82m x 4.28m (9'3" x 14'0")

Single Garage

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io