

Property details **approval form**

East View, Main Road, Tallington, Stamford, Lincolnshire, England, PE9 4RP

Date: 15 May 2026 **Property Ref and Version:** SFD204325 - 0007

Selling your home with us!

Hurfords

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Hurfords office:

38 St. Marys Street, STAMFORD, Lincolnshire, PE9 2DS

T 01780 752136 **E** stamford@hurford.co.uk

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◆ Price

offers over £550,000

Tenure: Freehold

◆ Key Features

- Spacious four-bedroom detached dormer house
- Large driveway with excellent parking and set well back from the road
- Beautiful rear garden with open field views
- Part-converted garage offering storage plus flexible use
- Generous open-plan kitchen/dining space
- Bright and welcoming lounge with feature fireplace
- Ground-floor study/office and cloakroom
- Well-presented throughout
- EPC Rating: C

◆ Short Description

Set back from the road in a sought-after location, this beautifully presented four-bedroom detached dormer home offers expansive accommodation, a wonderful open-plan feel, and a superb garden backing onto open views.

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◆ **Description**

Tucked back privately from the road behind a generous gravel driveway, this attractive detached dormer house immediately gives the sense of space and privacy. The driveway provides excellent parking and leads to the garage, part-converted to create additional usable space while still retaining practical storage.

On entering the home, the wide hallway sets the tone for the light, spacious layout. To the right, the lounge enjoys a lovely dual aspect and a warm, welcoming feel, centred around a characterful fireplace. It offers an ideal space for family relaxation or entertaining.

The heart of the home is the superb open-plan kitchen and dining area. The kitchen provides extensive worktop and storage space, flowing seamlessly into the dining area through a large open archway. This creates an inviting, social layout perfect for family life. From here, views and access out to the garden enhance the sense of openness.

A useful utility room sits just off the kitchen, with further access into the garage's converted area, which offers flexible use as storage, workshop, craft space or hobby room. A ground-floor office provides an ideal workspace, and there is also a cloakroom for added convenience.

Upstairs, the dormer design provides four generous bedrooms, each benefiting from natural light and charming roof angles. The main bedroom enjoys a particularly spacious layout with pleasant views over the garden. The family bathroom is well-presented, offering both a bath and separate shower.

Outside, the rear garden is a standout feature-expansive, private and backing onto open fields with rural views. It provides excellent space for families, gardening enthusiasts or anyone who enjoys peaceful outdoor living.

The property sits in the popular village of Tallington, known for its friendly community, convenient access to Stamford, the A1 and local schools. The village also offers lovely countryside walks, Tallington Lakes leisure facilities and a local shop, a fantastic setting for family life.

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◆ Floor Plan

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 Approximate Gross internal Area:
 Total = 2277 Sq. Ft (211.63 Sq. M)



Illustration for identification purposes only, measurements are approximate, not to scale.

◆ Approval

	Signature	Date
Demi Johal		
Mrs J. Hewitt		

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