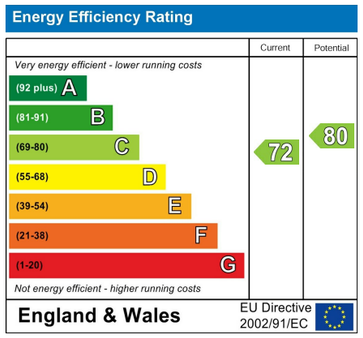
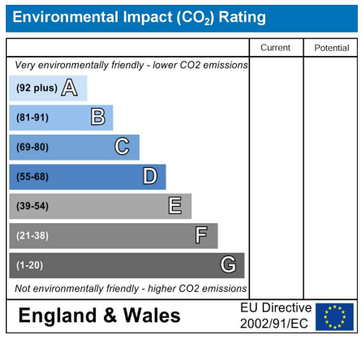




The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

9 The Charters, Uffington, Stamford, Lincs, PE9 4UD

Positioned at the end of a desirable village cul-de-sac, this exceptional four-bedroom detached family home occupies an enviable setting within a small enclave of substantial homes. Immaculately presented and maintained to an exacting standard throughout, the property offers spacious, high-quality accommodation with easy access to Stamford and the highly regarded Copthill School.

A welcoming reception hall with a galleried landing creates an immediate sense of space, leading to the principal living areas. The beautifully crafted oak kitchen breakfast room forms the heart of the home, offering extensive worktop space, quality cabinetry and ample room for family dining, while a separate utility room adds further practicality.
Three generous reception rooms provide excellent versatility, including an elegant sitting room featuring a hand carved stone fireplace with a multi-fuel stove, which opens into a bright garden room overlooking the rear garden.

To the first floor, a spacious landing leads to four double bedrooms and four-piece family bathroom. The impressive principal suite benefits from fitted wardrobes, a dressing area and a stylishly refitted en-suite shower room.

Further benefits include replacement double glazing, gas-fired central heating and a water softener.

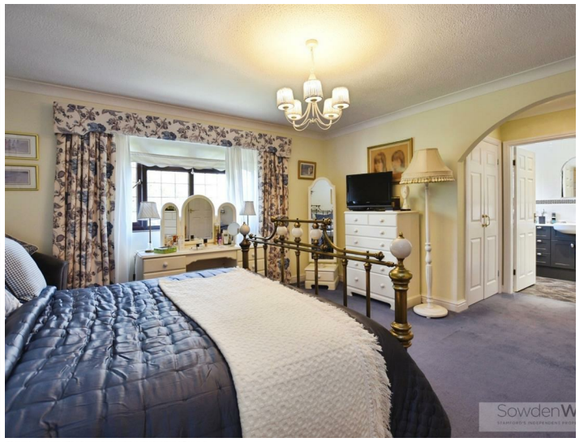
Externally, the property enjoys a double-width driveway providing ample off-street parking and leading to an oversized detached double garage with a workshop area, electric door and power. The landscaped rear garden offers an excellent degree of privacy and features a block-paved patio, well-maintained lawns, mature stocked borders, garden lighting and a summer house, creating a superb space for outdoor entertaining and family enjoyment.

Combining outstanding presentation, spacious accommodation and a sought-after village location, this exceptional family home offers a rare opportunity in one of the area's most desirable settings.

Asking Price £790,000 Freehold

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

- Sought after village location
- Four double bedrooms, three reception rooms & a garden room
- Principal bedroom with en-suite
- Gas fired central heating
- Patio & lawn garden with additional side patio area
- Deatched family home
- Stylish oak fitted breakfast kitchen
- Spacious entrance hall & gallary landing
- Block paved driveway & double garage
- Council Tax Band - G, EPC - C



ACCOMMODATION:

Entrance Hall

Sitting Room
6.91m x 3.86m (22'8 x 12'8)

Breakfast Kitchen
4.75m x 4.37m (15'7 x 14'4)

Dining Room
3.20m x 4.39m (10'6 x 14'5)

Family Room
3.25m x 4.06m (10'8 x 13'4)

Garden Room
3.78m x 3.48m (12'5 x 11'5)

Utility
1.80m x 1.83m (5'11 x 6)

Downstairs W/C
1.83m x 1.32m (6 x 4'4)

Landing

Principal Bedroom
4.75m x 4.39m (15'7 x 14'5)

En-Suite
2.64m x 1.65m (8'8 x 5'5)

Bedroom Two
4.98m x 3.25m (16'4 x 10'8)

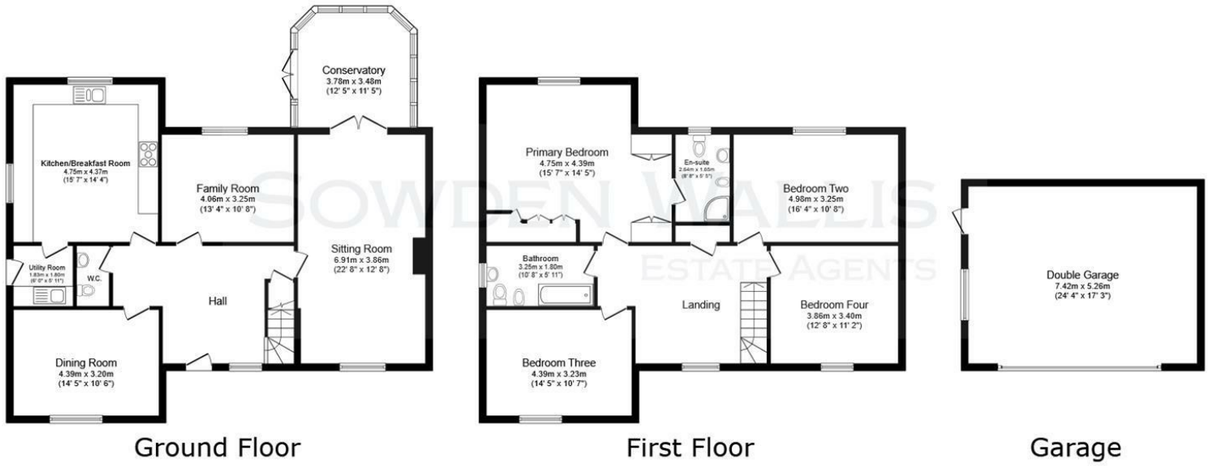
Bedroom Three
4.39m x 3.23m (14'5 x 10'7)

Bedroom Four
3.40m x 3.86m (11'2 x 12'8)

Family Bathroom
3.25m x 1.80m (10'8 x 5'11)

Double Garage
7.42m x 5.26m (24'4 x 17'3)

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