

ARTIST IMPRESSION



Welland View, Main Road
Collyweston, Stamford, PE9 3PQ

£875,000

Richardson

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COMING SOON – Main Road, Collyweston

A stunning new four-bedroom detached home in the sought-after village of Collyweston. Set on a generous plot, the property offers over 2,500 sq. ft of beautifully designed living space, finished to an exceptional specification, with extensive gardens and a private driveway and double garage. Combining contemporary country living with excellent connectivity via the A47 and A1, this is a rare opportunity to secure a superb new home in an idyllic village setting. Contact us today to register your interest.

Canopy porchway

Dining hall

21'1" max x 15'0" max (6.44m max x 4.58m max)

Lounge

22'0" into bay x 15'5" max (6.71m into bay x 4.72m max)

Family area

20'3" x 13'5" (6.19m x 4.09m)

Kitchen breakfast

20'11" max x 18'0" max (6.38m max x 5.49m max)

Utility

11'5" max x 7'4" max (3.49m max x 2.25m max)

Pantry

7'5" x 5'4" (2.28m x 1.65m)

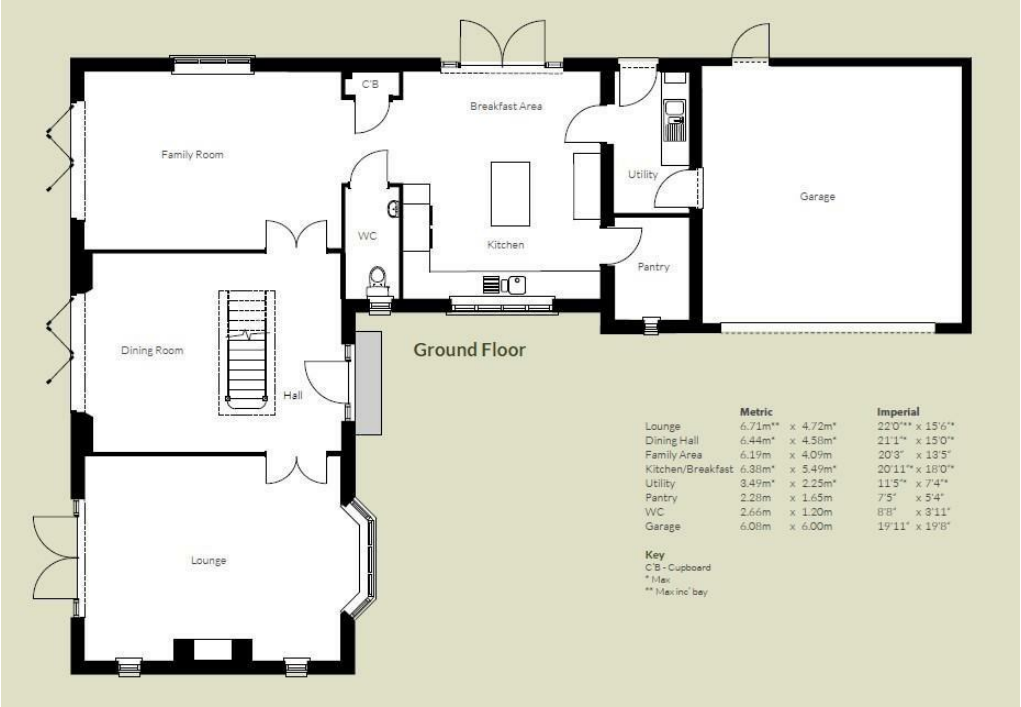
Cloakroom/WC

Gallery landing

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Floor Plans



Master bedroom
14'3" max x 13'6" max (4.35m max x 4.14m max)

Ensuite
9'10" x 8'8" (3.02m x 2.66m)

Dressing room
10'11" x 6'3" (3.33m x 1.93m)

Bedroom 2
16'7" max x 9'10" max (5.08m max x 3.02m max)

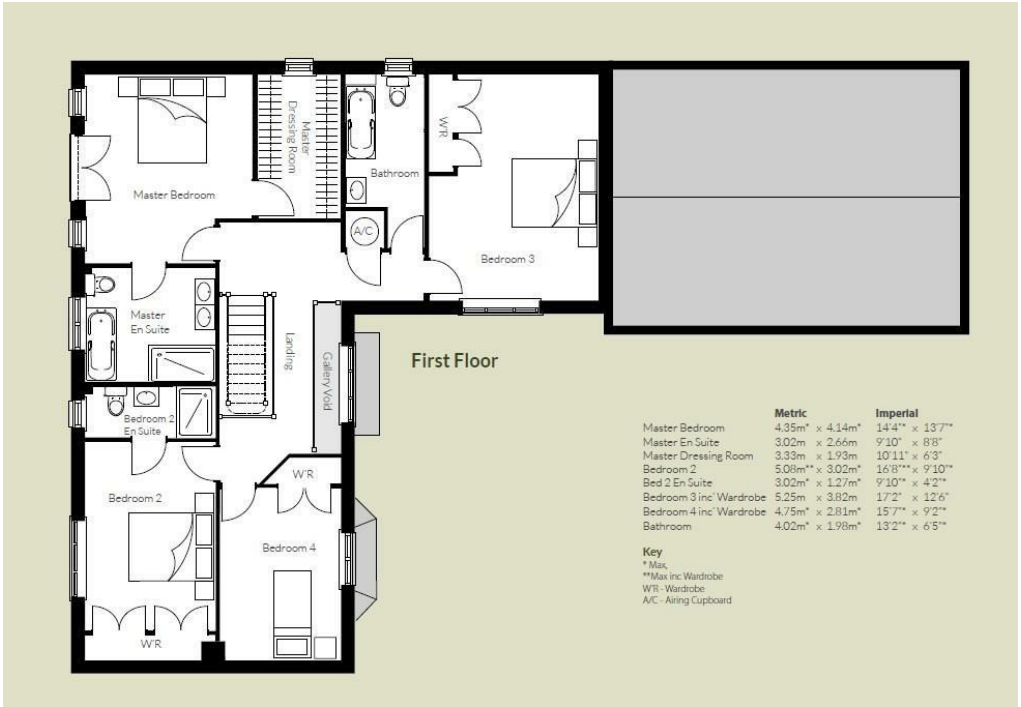
Ensuite

Bedroom 3
17'2" max x 12'6" max (5.25m max x 3.82m max)

Bedroom 4
15'7" max x 9'2" max (4.75m max x 2.81m max)

Family bathroom
13'2" max x 6'5" max (4.02m max x 1.98m max)

Garage
19'8" x 19'11" (6m x 6.08m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

To be assessed

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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.