



nest
ESTATES

Main Road, Uffington

Stamford, PE9 4SN

£375,000

SUMMARY

- Two Bedroom Character Property With One Bedroom Detached Annexe (over 1500SQFT in total)
- Kitchen Breakfast Room
- Open Plan Living
- Two Double Bedrooms In The Main House
- Downstairs WC
- Family Bathroom
- The Annexe Has A Double Bedroom, Living Room, Kitchen & Shower Room
- Garage & Off Road Parking



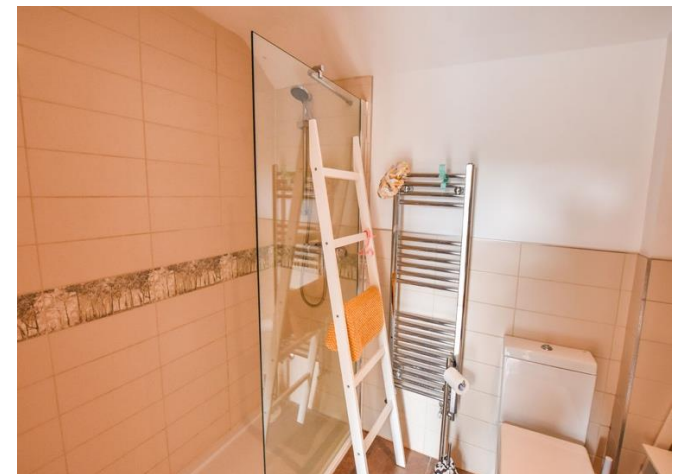






The Annexe





Occupying a desirable position within the highly sought-after village of Uffington, this charming end-terrace character property offers a unique blend of period charm, modern convenience and exceptional versatility. Beautifully presented throughout, the property is ideally suited to multi-generational living, those seeking independent accommodation for a family member, or purchasers looking for flexible work-from-home or guest accommodation options thanks to its substantial self-contained annexe.

The main residence has been thoughtfully updated and finished to a high standard, seamlessly combining contemporary styling with attractive character features. At the heart of the home is a spacious open-plan living, dining and kitchen area, creating a welcoming and sociable environment perfect for both everyday family life and entertaining. The stylish modern kitchen is complemented by exposed stone walls and character detailing, which add warmth and individuality to the space. The accommodation is further enhanced by two well-proportioned bedrooms and a recently refitted bathroom, finished with modern fixtures and fittings to provide a luxurious and comfortable retreat. A standout feature of this exceptional property is the generous single-storey annexe, offering a fantastic degree of independence and flexibility. Designed as a fully self-contained living space, the annexe comprises a spacious double bedroom, comfortable sitting room, fitted kitchen and shower room. Whether utilised for extended family, visiting guests, independent living or potential rental opportunities (subject to any necessary consents), the annexe significantly enhances the property's appeal and practicality.

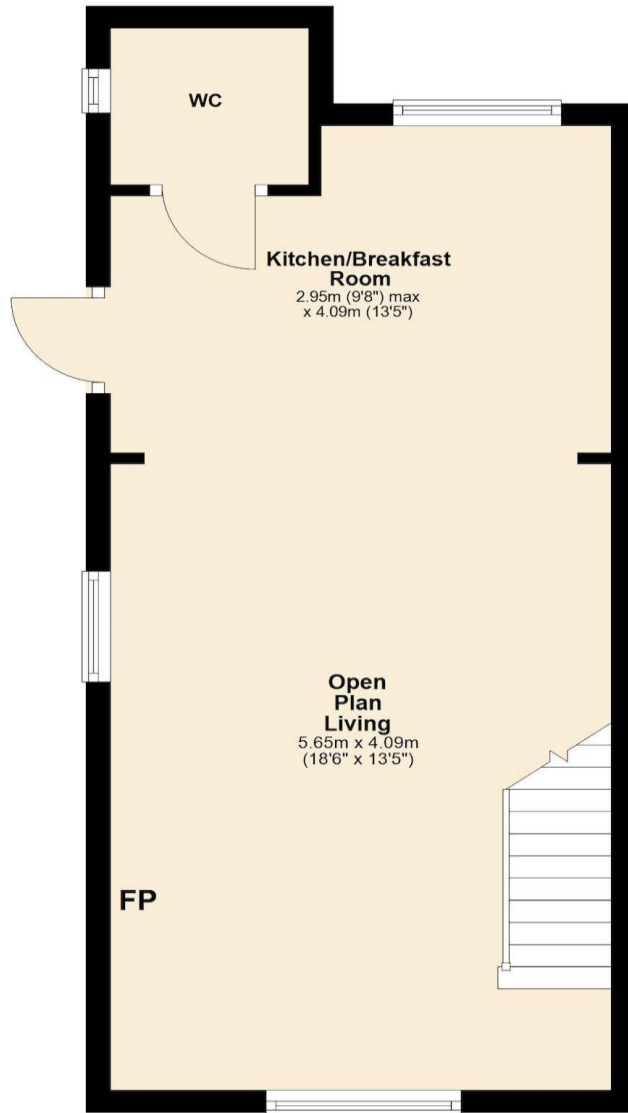
Externally, the property continues to impress. To the front, a productive vegetable garden provides an attractive and useful outdoor space for keen gardeners, while a private driveway offers convenient off-street parking and leads to the garage, providing additional storage and parking options. To the side and rear, a low-maintenance patio garden creates an ideal setting for outdoor dining, entertaining or simply relaxing in a private and sheltered environment. Additional benefits include an external WC and a useful storage room, further enhancing the practicality of the home.

Situated within the picturesque and highly regarded village of Uffington, residents enjoy a wonderful balance of rural charm and everyday convenience. The village boasts a well-regarded primary school, an active village hall hosting a variety of community events and activities, and a traditional public house. Excellent transport links provide easy access to the historic market town of Stamford, renowned for its Georgian architecture, boutique shopping, restaurants and excellent range of amenities. Offering character, flexibility and a truly unique living arrangement rarely available on the market, this exceptional property must be viewed to be fully appreciated.

The Cottage

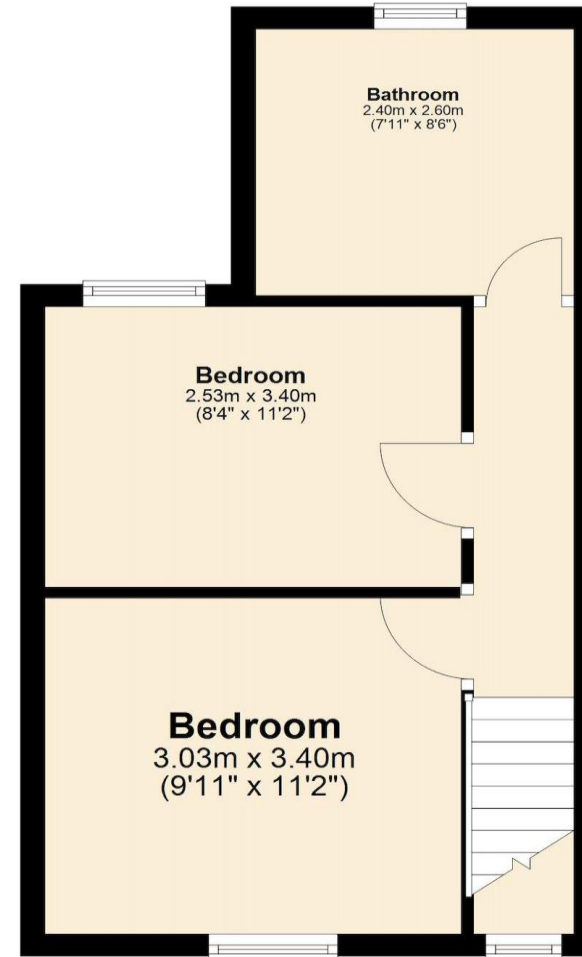
Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



The Annexe, Garage & Outbuildings

Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **B**

Local Authority: **SKDC**

Services: **Gas Central Heating**

DISCLAIMER

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Ground Floor

Approx. 72.2 sq. metres (776.8 sq. feet)

