



Detached family home with large gardens

Empingham Road, Stamford, Lincolnshire PE9 2RJ

Freehold



32'4 ft Open Plan Family Room • Large Driveway and Oversized Garage • Study • Dining Room • Sitting Room • Kitchen/Family Room • Four Bedrooms one with en suite Shower Room • Large Plot • EPC rating: D

Situation

The Georgian market town of Stamford is renowned for its architecture and was proclaimed the 'finest stone town in England' by Sir Walter Scott. A fabulous place to live. It was the country's first designated Conservation Area in 1967 and was named in The Sunday Times annual 'Best Places to Live' list 2019. Well known for its architectural landmarks, including The George of Stamford and Burghley House, the town also offers a great standard of both state and private education for all age groups. The A1 bypasses Stamford, whilst the town's railway station has hourly services to Peterborough (connecting to London Kings Cross services) and Cambridge on the Midlands Cross Country Birmingham Airport to Stansted Airport line.

About Empingham Road

This established detached family home is set within large mature gardens and located on one of Stamford's premier roads. The property offers well balanced accommodation. The property comprises entrance hall, a magnificent kitchen/family room stretching the entire rear of the property with sliding glass doors opening onto the garden. The kitchen has a range of cabinets and drawers and gives a lovely sleek finish with black granite worktops. There is also a

study, dining room and sitting room with feature fireplace. Upstairs are four bedrooms including a principal bedroom with en suite shower room and feature window seat to the front elevation. The property is approached by a long driveway to the front with turning circle and extensive parking leading to a oversized garage. The front and rear gardens are mainly laid to lawn with mature shrub and tree borders. The garden offers a large degree of privacy and space to relax.

Services

Mains Electricity, Gas, Water and Drainage

Local authority

South Kesteven District Council
Tax Band G

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment
with Savills 01780484696





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Main House 200 sq m/2151 sq ft

Garage 45 sq m/482sq ft

Total 245sq m/2633sq ft



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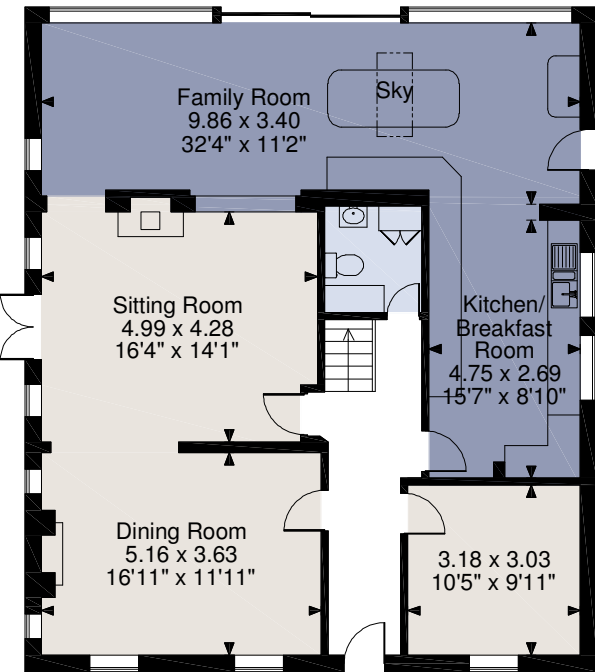
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James Eastaway

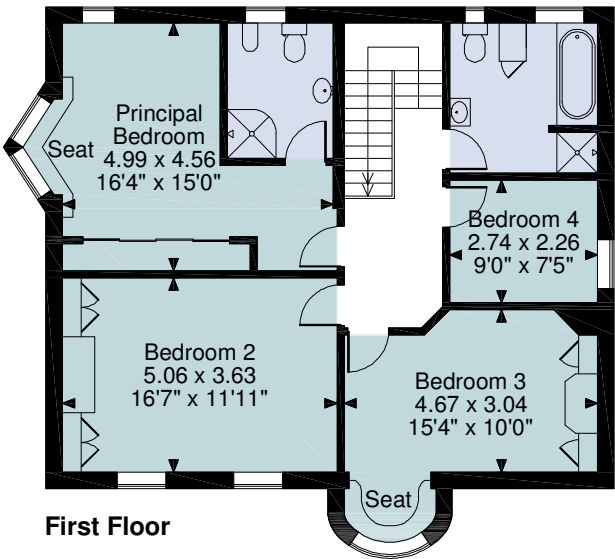
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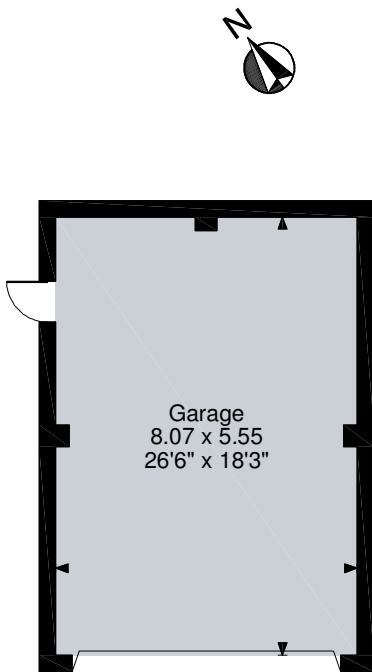
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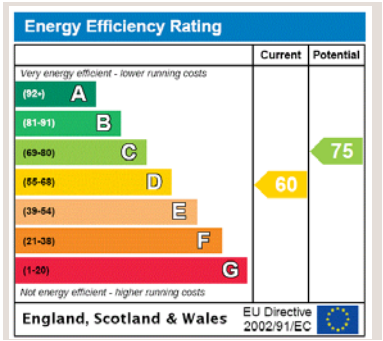
Ground Floor



First Floor



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