



# A modern four bedroom Georgian-style property

**Hereward Place, Stamford, PE9 2JS**

Freehold



Sitting room • Dining area • Kitchen • Cloakroom  
Principal bedroom with en suite shower room • Three  
Further bedrooms, 1 en suite • Family bathroom • Garage  
Gardens • Parking • EPC rating B

#### **Situation/Location**

The charming, historic market town of Stamford is situated along the banks for River Welland, 12 miles north of the cathedral city of Peterborough. The town provides a wealth of excellent amenities, including a range of high street and independent retailers, a selection of cafés, restaurants and pubs and a range of leisure facilities. There is also a superb choice of schools, including the outstanding-rated primary, The Bluecoat School, and independents including Stamford Junior School and Stamford Endowed Schools. Golf is available at Burghley Park Golf Club, while the grounds of Burghley House also provide a wonderful setting for walks.

The property is in a convenient position less than half a mile from the town centre, and less than a mile from the A1. The town's railway station is a quarter of a mile away, providing hourly services to Peterborough (connecting to London Kings Cross services) and to Cambridge.

#### **The Property**

18 Hereward Place is a beautifully presented, comfortable family home, with four bedrooms, on a sought-after modern development close to the centre of Stamford. This contemporary property, finished in 2017, is presented in a Georgian style, with handsome limestone elevations outside, while inside, the accommodation provides stylish fittings and light, airy reception rooms. The ground floor has a well-

proportioned sitting room, with a bay window to the front, a modern fireplace and built-in storage. At the rear there is an open-plan kitchen and dining area, with the kitchen featuring white units to base and wall level and integrated appliances, including a double oven and a gas hob. The dining area has space for a family dining table, and bi-fold doors opening onto the rear garden.

Upstairs there are four bedrooms, including the generous principal bedroom, with its en suite shower room. There is one further bedroom en suite, as well as a family bathroom.

#### **Outside**

At the front of the property, there is a block-paved driveway, with parking space for one vehicle in front of the single garage, which offers further parking or storage space. An alley provides rear access to the garden which has paved terracing and a small, manageable area of lawn, bordered by high walls and timber fencing. There is also a gate at the rear of the garden, providing easy access.

#### **Local authority**

South Kesteven District Council,  
+44 (0)1476 406080, Band E

#### **Viewing**

Strictly by appointment with Savills.

#### **Services**

Mains, gas, electricity, water and drainage.

**Date of Photography & Particulars:** March 2021





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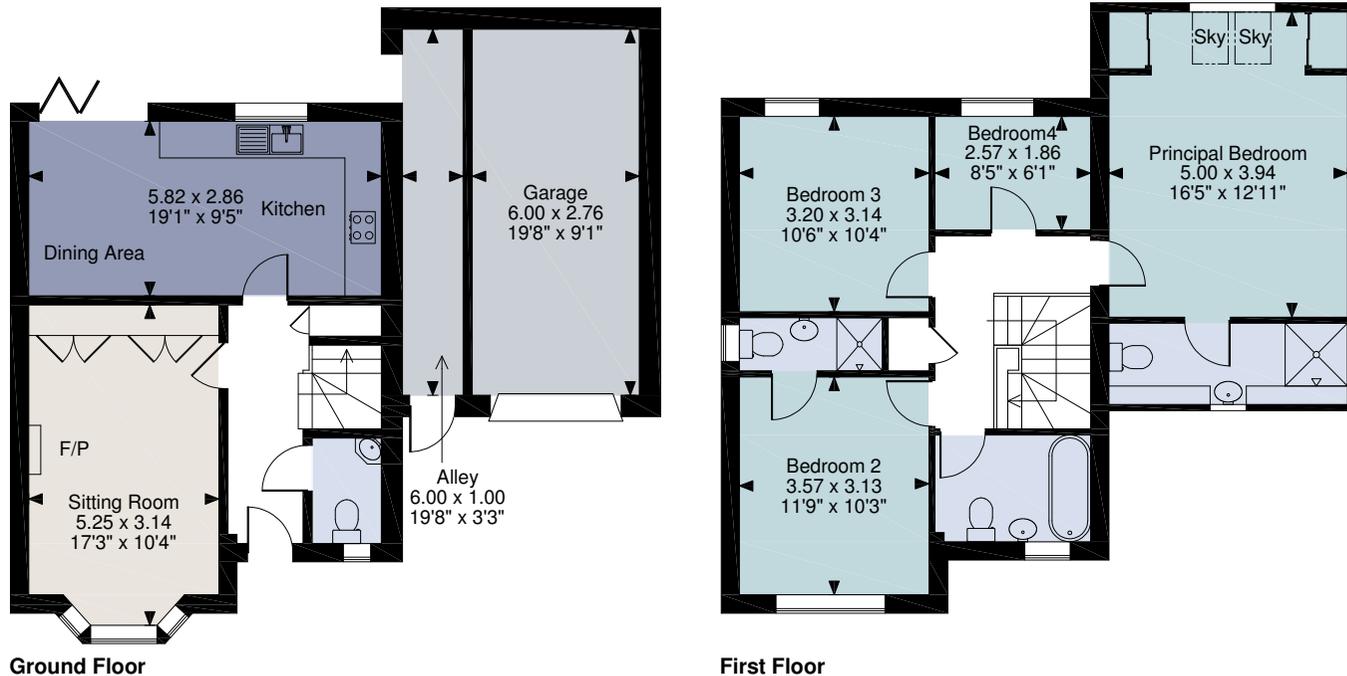
**Main House gross internal area = 1,194 sq ft / 111 sq m**  
**Garage gross internal area = 253 sq ft / 23 sq m**  
**Total gross internal area = 1,447 sq ft / 134 sq m**

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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-)                                       | <b>A</b> |                         | 93        |
| (81-91)                                     | <b>B</b> | 84                      |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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