



A modern four bedroom Georgian-style property

Hereward Place, Stamford, PE9 2JA

Freehold

savills

Entrance hall • Family room • Dining area • Kitchen • Cloakroom • Reception room • Study/Bedroom Four • Principal bedroom with en suite shower room • Two further bedrooms • Bathroom • Garage • Patio Garden • EPC rating B

Situation/Location

The charming 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

This is an elegant, contemporary property, set on a sought-after development close to Stamford mainline station. The property has been constructed thoughtfully and sympathetically in a Georgian style, with attractive limestone elevations and sash windows, while inside there is well-presented, comfortable accommodation. The ground floor has a splendid open-plan family room, dining area and kitchen, with bi-fold doors opening onto the garden, an electric awning along the back of the patio gives shelter from the afternoon sun. The kitchen has sleek contemporary units and integrated appliances.

The first floor has a further light and airy reception room, with French doors opening onto a balcony. Along with a study which could be used as a fourth bedroom, there is also the principal bedroom, with its en suite shower room. The second floor has a further two double bedrooms, both of which have fitted storage, as well as a family bathroom.



Outside

At the front of the property there is a driveway with parking space for one vehicle and there is an integrated single garage. The southwest-facing rear garden welcomes plenty of sunlight throughout the day and features paved terracing and plenty of space for an array of pot plants.

Local authority

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

Viewing

Strictly by appointment with Savills.

Services

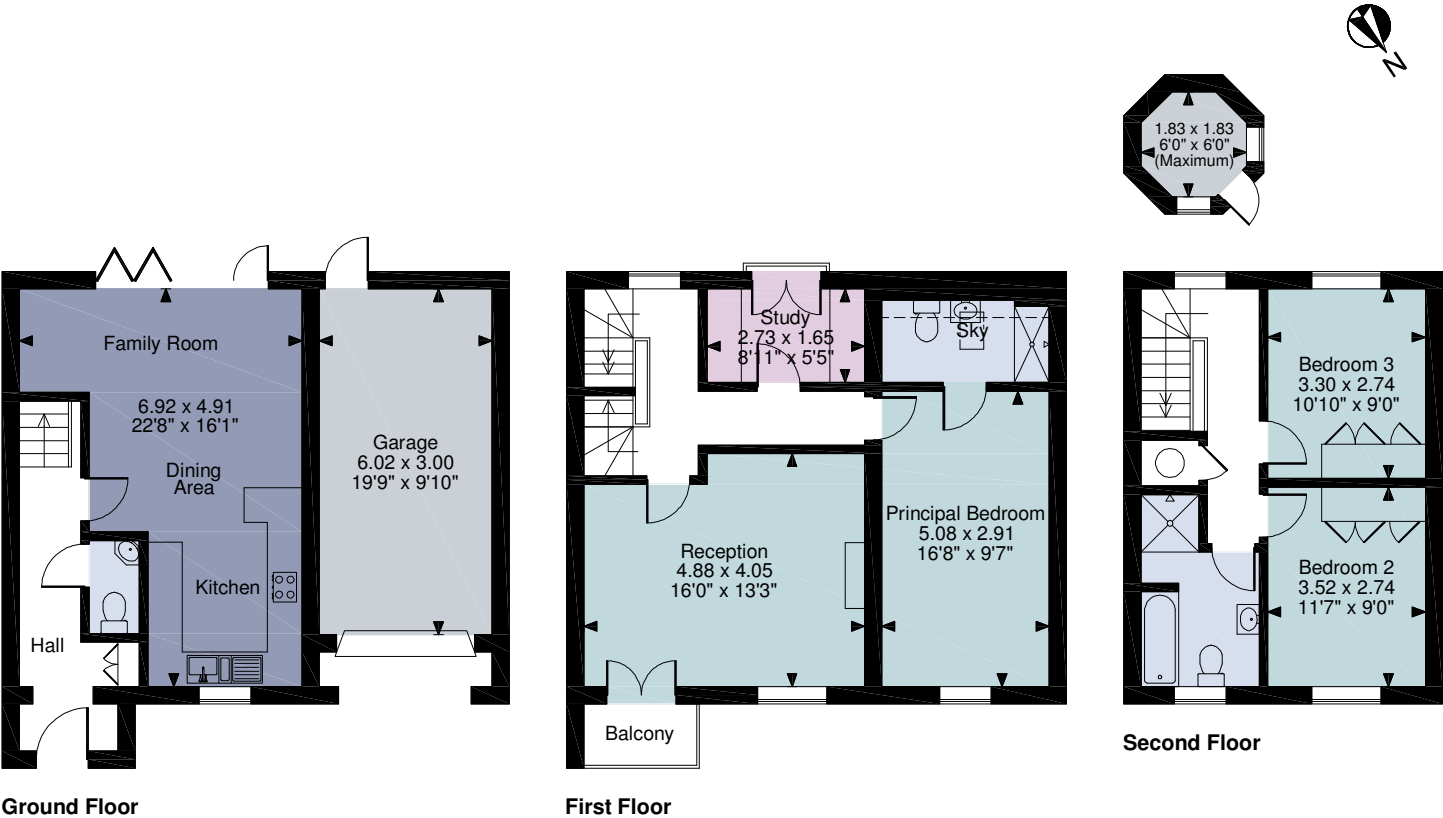
Mains electricity, gas, water and drainage.

Date of Photography &

Particulars: April 2021



Hereward Place, Stamford
Main House 1,319 sq ft / 123 sq m
Garage 194 sq ft / 18 sq m
Outbuilding 30 sq ft / 3 sq m
Total 1,543 sq ft / 143 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8458254/MKB

For identification only. Not to scale. © April 21

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

