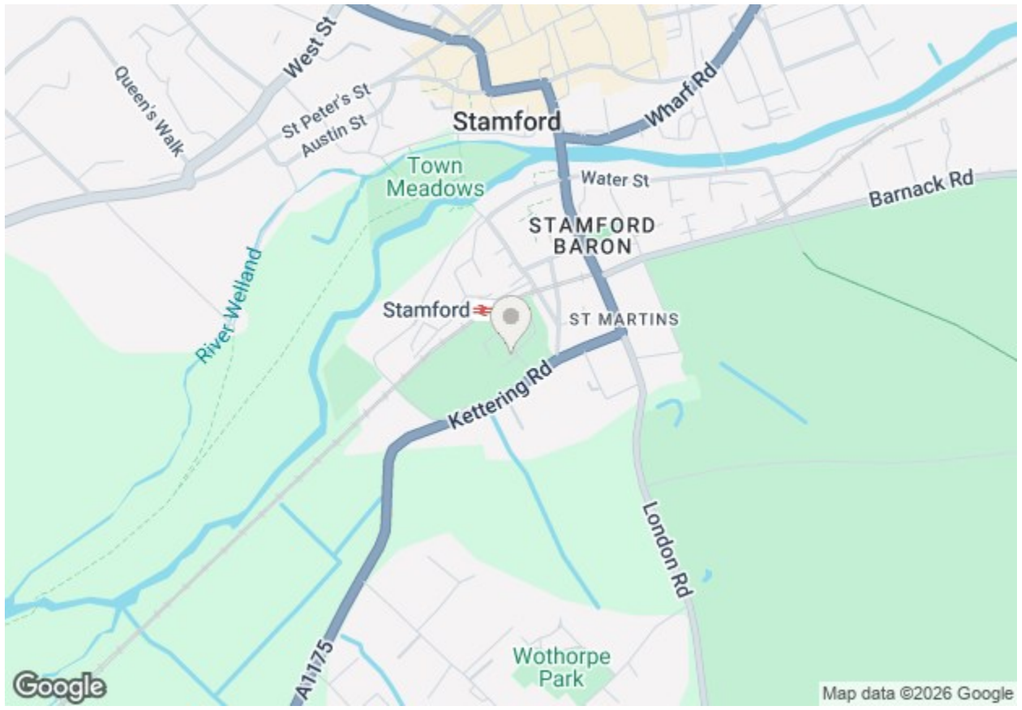
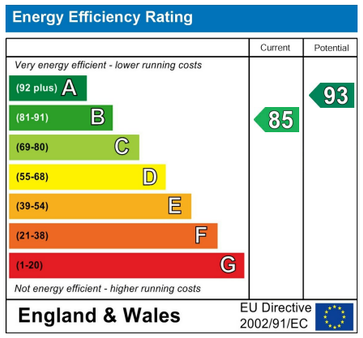
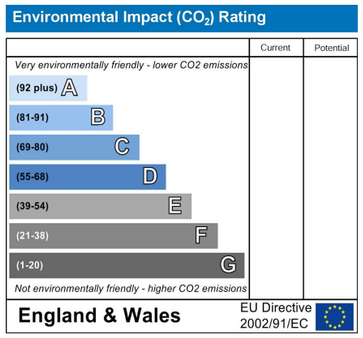
Sowden Wallis

Estate Agents









15 Hereward Place, Stamford, PE9 2JA

Situated on the sought after development of Hereward Place, and within close proximity to Stamford School, is this well presented four bedroom home. Built in 2018, the property has the advantage of a modern interior and features such as underfloor heating, whilst benefitting from a stunning stone exterior.

The ground floor accommodation includes an open plan kitchen diner with bi-folding doors onto the rear garden. There is also a good size living room, generous entrance hallway with great storage and a downstairs W/C.

The first floor offers a generous dual aspect principle bedroom with built in wardrobes and ensuite shower room. There is a further double bedroom and jack and jill four piece bathroom. The second floor offers two further double bedrooms with great built in storage.

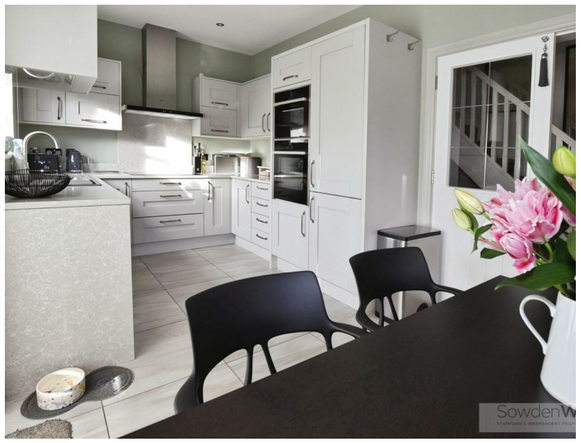
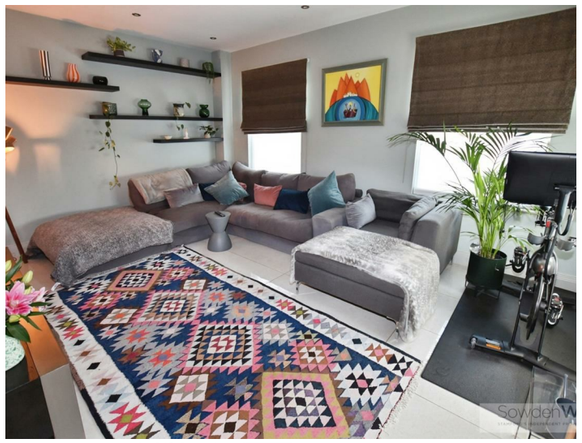
Externally, there is a low maintenance garden with patio seating and artificial lawn. The gate leads to the single garage housing an electric car charger. There is a parking space in front of the garage for one vehicle.

£2,950 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Four double bedroom home
- Kitchen diner with integrated appliances
- Walking distance to town centre
- Ensuite, family bathroom and W/C
- Holding deposit: £680 Deposit: £3403
- Popular modern development
- Garage with electric charger and parking space
- Very convenient for A1 and A43
- Low maintenance garden
- EPC: B Council Tax: E




ACCOMMODATION:

Entrance Hallway

Kitchen Diner
2.73m x 5.10m (8'11" x 16'8")

Living Room
3.70m x 5.12m (12'1" x 16'9")

Cloak Room

First Floor Landing

Principle Bedroom
2.72m x 5.11m (8'11" x 16'9")

Ensuite

Bedroom Two
3.14m x 3.70m (10'3" x 12'1")

Bathroom

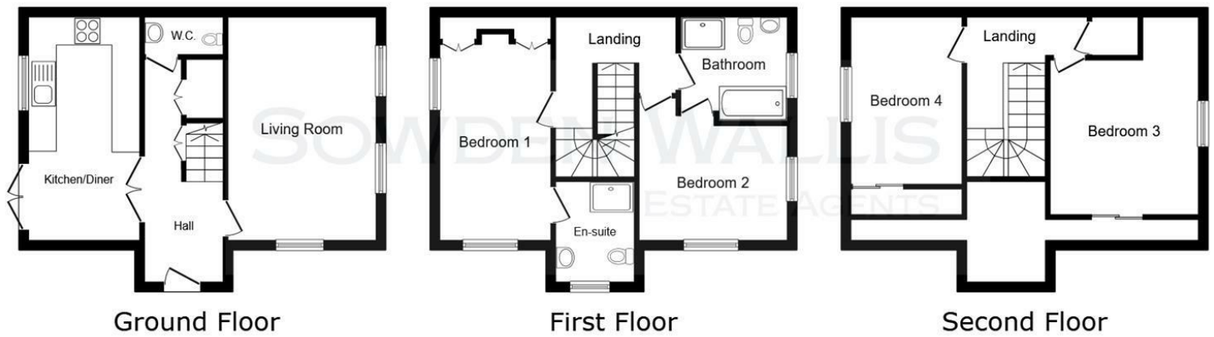
Second Floor Landing

Bedroom Three
3.73m x 3.78m (12'2" x 12'4")

Bedroom Four
2.82m x 4.28m (9'3" x 14'0")

Single Garage

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io