

Hummingbirds Nest Greatford Road, Uffington, Stamford, Lincolnshire, PE9 4SP

This stunning newly extended and renovated property comes with a stylish open plan kitchen diner with family area and aluminum bi-fold doors. There are five spacious bedrooms, with the vaulted ceiling Main bedroom coming with a dressing room, en-suite and balcony.

Three other reception rooms, as well as a generous entrance hall that features a glass wine store. Underfloor heating services the whole house (excluding the gym and study), along with a pressurised hot water system, 13 solar panels and 2 Samsung air source heat pumps, all making this home warm and efficient.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, open plan kitchen diner with family area, family/play room, study, utility, gallery landing, Main bedroom with dressing room and en-suite, Guest bedroom with en-suite, three further double bedrooms and a family bathroom.

The bathrooms have all been finished to a very high standard, with the baths being Lusso stone, as well as a very well appointed high range Howdens kitchen with quartz worktops and utility room.

To the front is a carriageway drive that leads to the double garage with electric doors and an EV charger. At the rear is a large raised patio area and lawn garden with open country views.

Guide Price £1,500,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

- Newly extended and extensively renovated home
- Stunning open plan kitchen diner with family area
- Underfloor heating downstairs
- Bathroom and two en-suites, stone baths
- Spacious patio & garden with country views

- Finished to a high standard throughout
- Spacious gallery landing and hallway with glass wine store
- Five spacious bedrooms
- Impressive Main bedroom with dressing room, en-suite & balcony
- Council Tax - TBC, EPC - C



ACCOMMODATION:

Entrance Hall
8.92m x 3.00m (29'3" x 9'10")

Open Plan Kitchen Diner with Sitting Area
31'2" max, 13' min x 26'8" max, 17'6" min

Utility Room
3.28m x 3.02m (10'9" x 9'11")

Family Room
3.89m x 3.30m (12'9" x 10'10")

Lounge/Gym
5.18m x 3.71m (17' x 12'2")

Study
3.23m x 3.05m (10'7" x 10')

Cloakroom
2.01m x 1.50m (6'7" x 4'11")

Gallery Landing
5.49m x 4.90m (18' x 16'1")

Main Bedroom
6.15m x 5.46m (20'2" x 17'11")

Dressing Room
5.69m x 2.57m max, 2.24m min (18'8" x 8'5" max, 7'4" min)

En-suite
3.40m x 2.64m (11'2" x 8'8")

Bedroom Two
6.10m x 4.29m max (20' x 14'1" max)

En-suite
2.64m x 2.26m (8'8" x 7'5")

Bedroom Three
5.46m x 3.23m (17'11" x 10'7")

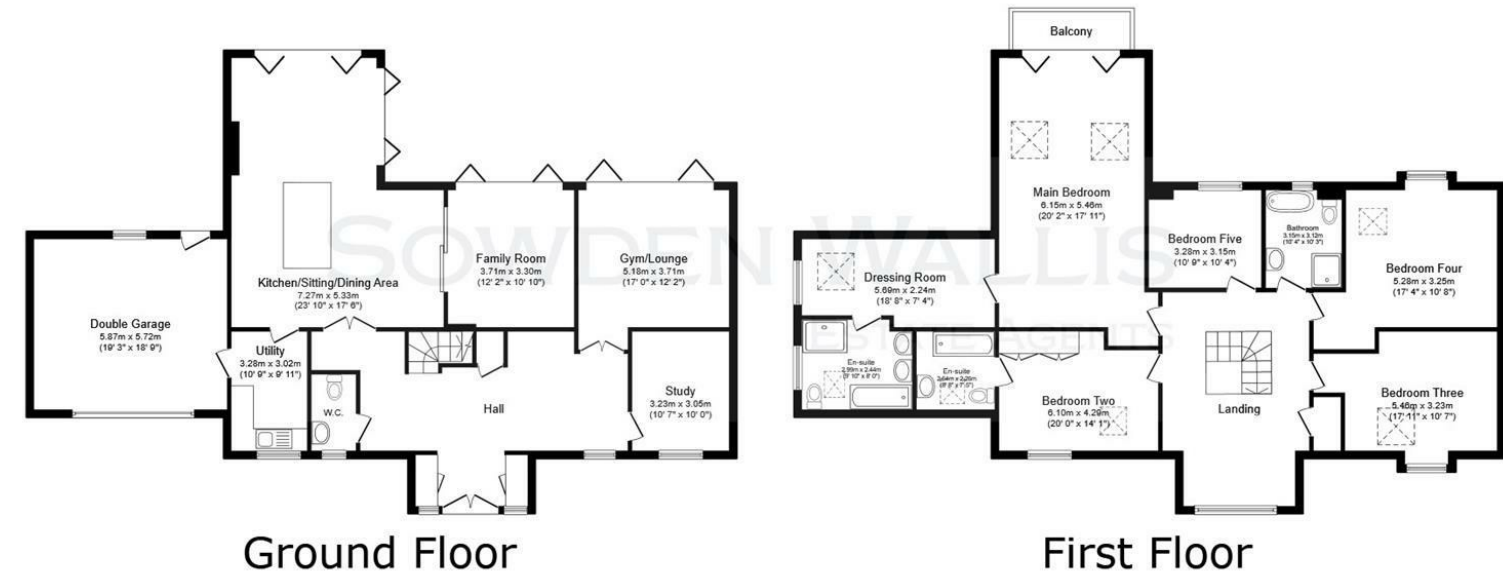
Bedroom Four
5.28m x 3.25m (17'4" x 10'8")

Bedroom Five
3.15m x 3.15m (10'4" x 10'4")

Family Bathroom
3.12m x 3.07m (10'3" x 10'1")

Double Garage
5.87m x 5.72m (19'3" x 18'9")

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