

29 Main Road, Uffington, Stamford, PE9 4SN

Located in the popular village of Uffington, this three bedroom detached home comes with views across the Welland Valley to the front and Burghley House from the first floor. The property is set on just over a third of an acre plot and has plenty of potential subject to planning.

The accommodation briefly comprises: - Entrance hall, sitting room, dining room, breakfast kitchen, conservatory, cloakroom, utility area, landing, main bedroom, two further double bedrooms and a family bathroom.

The generous lawned gardens have established flower borders and a summer house leading through to a hidden orchard to the rear. The front has a gravel driveway leading to the single garage and a further lawned area with mature trees and shrubs.

Viewing is highly recommend in order to appreciate the potential from the house and the plot.

AGENT NOTE: This property is being sold with a possessory title and cannot be upgraded to Title Absolut at this stage. Please contact Sowden Wallis to discuss further.

NO CHAIN  
Guide Price £675,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



- Beautiful gardens
  - Views over the Welland Valley and Burghley House to the front
  - Spacious breakfast kitchen
  - Plenty of potential subject to planning
  - Hidden orchard garden
- Detached family home
  - Just over a third of an acre plot
  - Three double bedrooms
  - Gas fired central heating
  - NO CHAIN, Council Tax Band - E, EPC - D



ACCOMMODATION:

Entrance Hallway

Kitchen

5.74m x 3.61m (18'10 x 11'10)

Dining Room

3.20m x 2.69m (10'6 x 8'10)

Living Room

5.33m x 4.09m (17'6 x 13'5)

Conservatory

Covered Passageway

Utility area

W/C

Landing

Bedroom

4.11m x 3.48m (13'6 x 11'5)

Bedroom

3.63m x 3.56m (11'11 x 11'8)

Bedroom

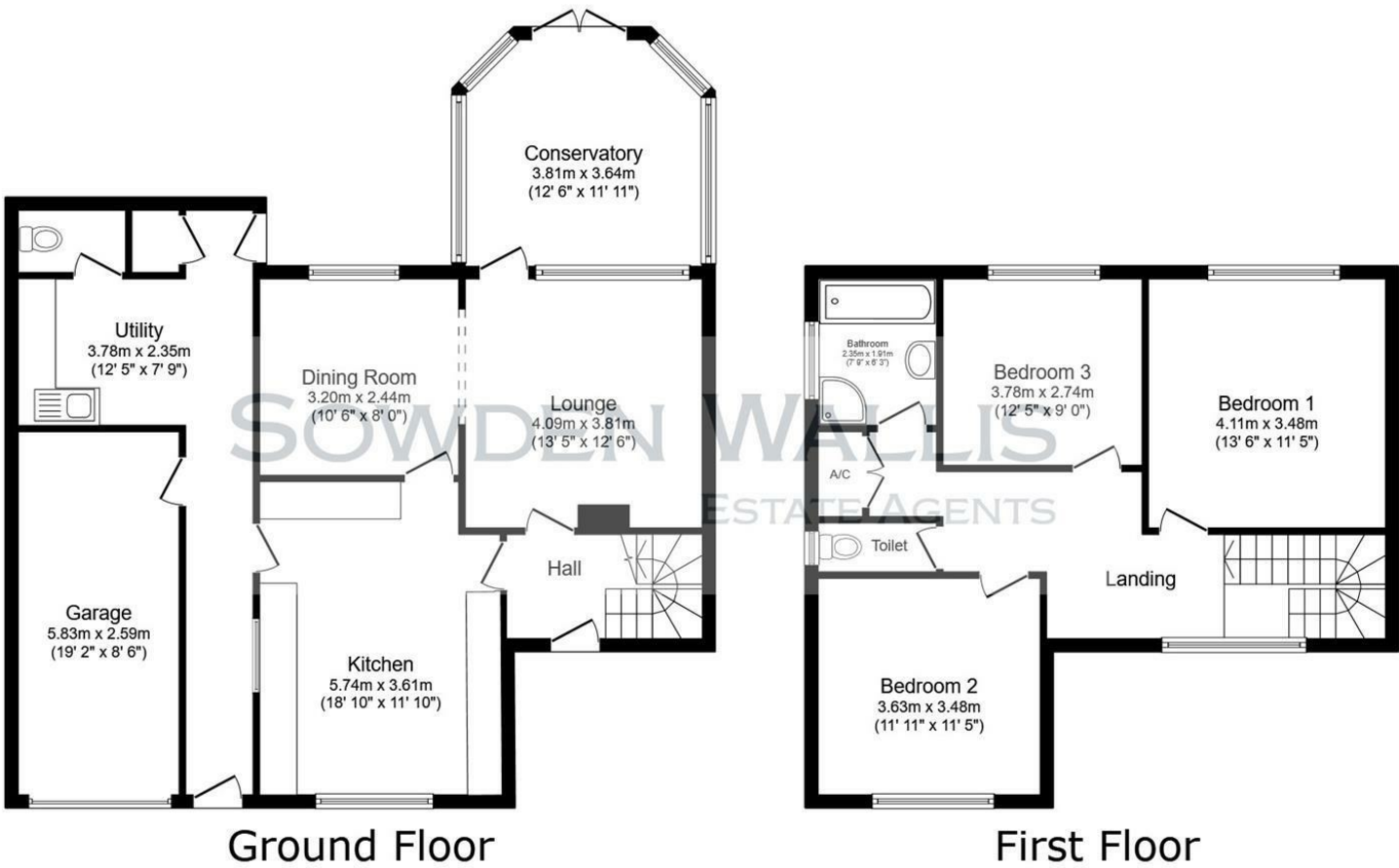
3.78m x 2.74m (12'5 x 9'0)

Bathroom

W/C

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](http://www.Propertybox.io)