

Newcroft New Cross Road, Stamford, Lincolnshire, PE9 1AJ

This splendid Edwardian detached family home offers a many original features and comes with five spacious bedrooms and four reception rooms. The property is set within walking distance of the town centre and over looks the town Recreation Ground park.

The Ground floor accommodation comprises: - Entrance porch, entrance hall with original floor tiles, bay fronted sitting room with feature fire place, bay fronted drawing room with feature fire place, side entrance hall, dining room, study, kitchen, pantry, utility room, cloakroom and rear entrance hall

First floor accommodation:- generous landing, Main bedroom, four further bedrooms and a family bathroom.

The period home comes with gas fired central heating, is set on an approximately 0.21 acre plot, is not listed and is not in the conservation area.

To the rear is a sizable mature lawn garden, with two garages and vehicular access.

Viewing is highly recommended in order to appreciate the character and potential on offer, subject to planning.

**Guide Price £1,000,000 Freehold**

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.



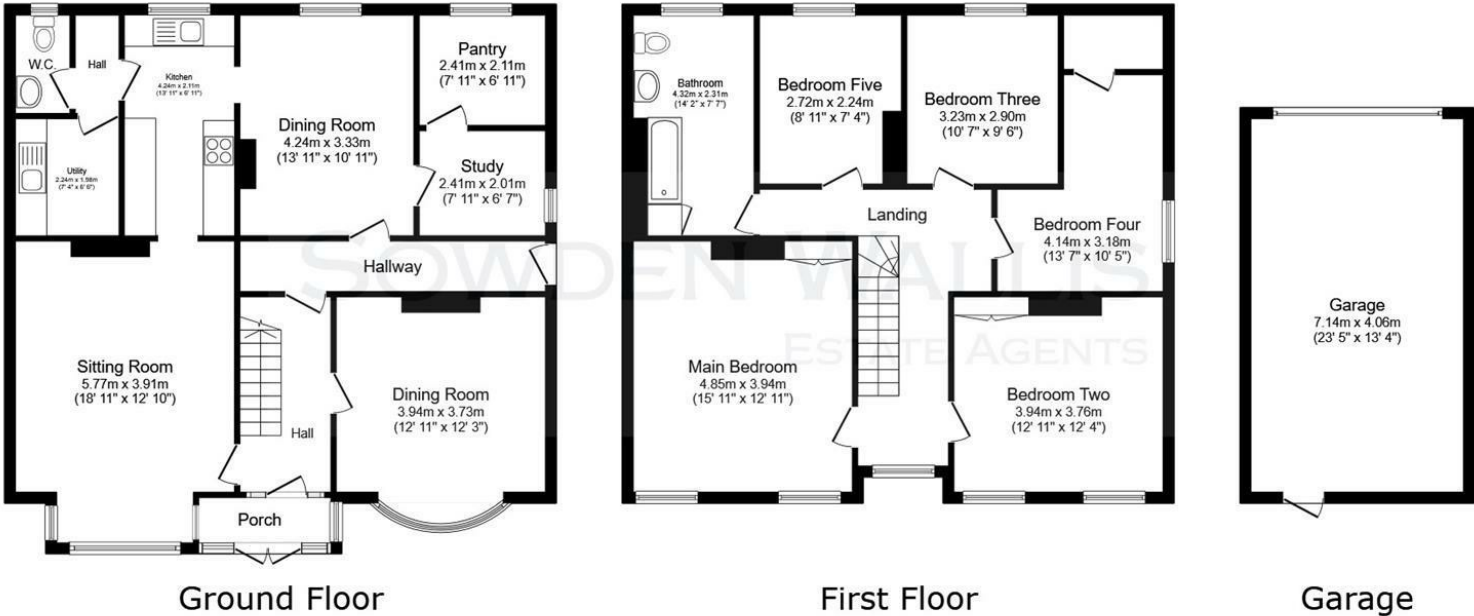
- Beautiful detached Edwardian home
  - Over looking Stamford's Recreation Ground Park to the front
  - Garaging and vehicular access to the rear
  - Two bay fronted reception rooms
  - Gas fired central heating
- Walking distance to the town centre
  - Many origial features
  - Impressive entrance hall & landing
  - Generous mature garden to the rear
  - Council Tax Band - F, EPC - D



ACCOMMODATION:

<b>Entrance Porch</b> 2.84m x 0.84m (9'4 x 2'9)	<b>Utility Room</b> 2.24m x 1.98m (7'4 x 6'6)
<b>Entrance Hall</b> 3.73m x 2.26m (12'3 x 7'5)	<b>Cloakroom</b> 1.68m x 1.04m (5'6 x 3'5)
<b>Bay Fronted Sitting Room</b> 5.77m into bax, 4.83m min x 3.91m (18'11 into bax, 15'10 min x 12'10)	<b>Rear Entrance Hall</b> 1.68m x 1.04m (5'6 x 3'5)
<b>Bay Fronted Drawing Room</b> 4.85m max, 3.73m min x 3.94m (15'11 max, 12'3 min x 12'11)	<b>Landing</b>
<b>Dining Room</b> 4.24m x 3.33m (13'11 x 10'11)	<b>Main Bedroom</b> 4.85m x 3.94m (15'11 x 12'11)
<b>Study</b> 2.41m x 2.01m (7'11 x 6'7)	<b>Bedroom Two</b> 3.94m x 3.76m (12'11 x 12'4)
<b>Kitchen</b> 4.24m x 2.11m (13'11 x 6'11)	<b>Bedroom Three</b> 3.23m x 2.90m (10'7 x 9'6)
<b>Pantry</b> 2.41m x 2.11m (7'11 x 6'11)	<b>Bedroom Four</b> 4.14m x 3.18m max, 2.41m min (13'7 x 10'5 max, 7'11 min)
<b>Side Entrance Hall</b> 6.43m x 0.97m (21'1 x 3'2)	<b>Bedroom Five</b> 3.23m x 2.72m max, 2.24m min (10'7 x 8'11 max, 7'4 min)
	<b>Family Bathroom</b> 4.32m x 2.31m max, 2.06m min (14'2 x 7'7 max, 6'9 min)

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)