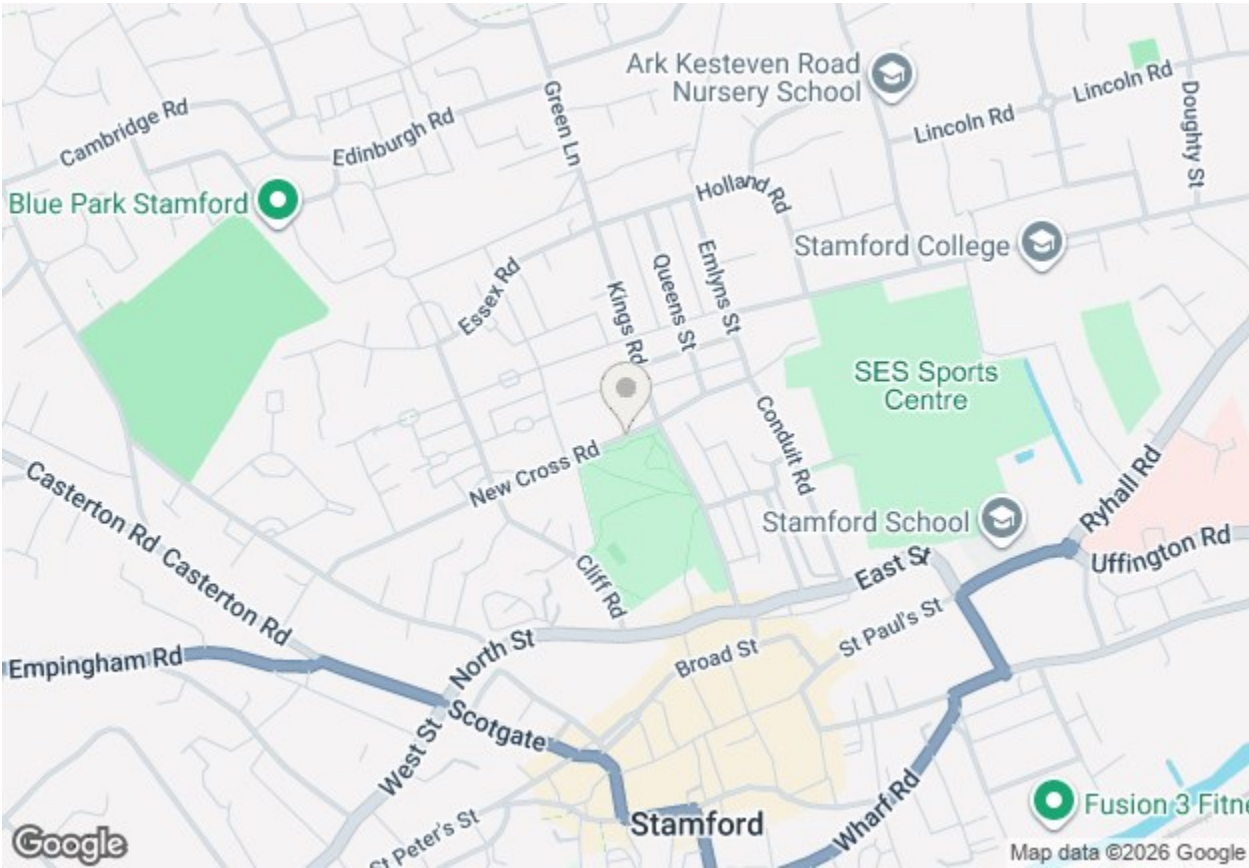




Newcroft New Cross Road, Stamford, Lincolnshire, PE9 1AJ

Occupying an exceptional position overlooking Stamford Recreation Ground, this splendid Edwardian detached family home represents a fantastic opportunity to acquire a substantial period property within walking distance of the historic town centre. Offered to the market with no onward chain, the property combines impressive original features, generous accommodation and exciting potential for further enhancement, subject to the necessary consents.

Set on an impressive plot of approximately 0.21 acres, this characterful home retains a wealth of original features and is not listed or situated within a conservation area, offering greater flexibility for future improvements.

The spacious ground floor accommodation is introduced by a welcoming entrance porch and entrance hall featuring original tiled flooring. There are four reception rooms, including an elegant bay-fronted sitting room with feature fireplace, a bay-fronted drawing room with fireplace, a formal dining room and a separate study. The accommodation is further complemented by a well-appointed kitchen, pantry, utility room, cloakroom and additional rear entrance hall.

To the first floor, a spacious landing leads to five well-proportioned bedrooms, including a generous principal bedroom, together with a family bathroom.

Externally, the property enjoys a mature rear garden, predominantly laid to lawn and offering a high degree of privacy. To the rear is a double garage with vehicular access, providing excellent parking, storage and workshop potential.

This impressive Edwardian home offers a rare combination of period charm, generous living space and a highly desirable Stamford location, with the town centre, local amenities and open green space all close by.

Viewing is highly recommended to fully appreciate the character, potential and exceptional position on offer. NO CAIN

Guide Price £950,000 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.

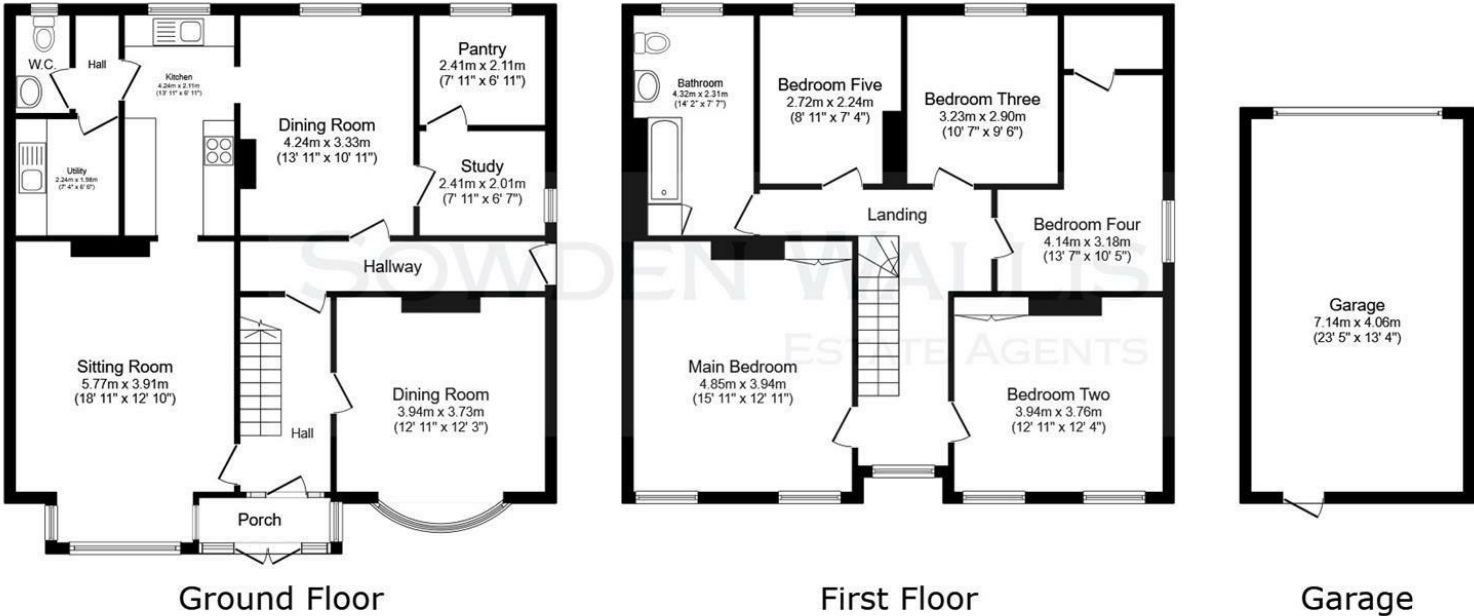
- Beautiful detached Edwardian home
 - Over looking Stamford's Recreation Ground Park to the front
 - Garaging and vehicular access to the rear
 - Two bay fronted reception rooms
 - Gas fired central heating
- Walking distance to the town centre
 - Many origial features
 - Impressive entrance hall & landing
 - Generous mature garden to the rear
 - Council Tax Band - F, EPC - D NO CHAIN



ACCOMMODATION:

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