



## 28 Scotgate, Stamford, Lincolnshire, PE9 2YQ

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	
	75
	50
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	
EU Directive 2002/91/EC	

Dating from around 1840, this stunning stone-built four/five bedroom family home offers beautifully presented accommodation across three floors, including two/three reception rooms. It benefits from gas central heating and double glazing to most windows.

The property comprises of entrance hall giving access to the two main reception rooms, both of which feature stone fireplaces with fitted log burners. Off the dining room, double doors open into the kitchen, which in turn has French doors opening onto the South-facing courtyard garden. Stairs lead down to a basement which has a fourth bedroom, shower room and office/family or fifth bedroom potential. On the first floor there are three double bedrooms with an en-suite to the Master bedroom and a large family bathroom. Outside there is a South-facing walled courtyard garden with off road parking for one car.

Set within walking distance of the town centre, train station and also provides easy access to the A1.

**£700,000 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.

- Period Property
- Four / Five Bedrooms
- Off Road Parking

- Courtyard Garden
- Close to Town Centre
- Contemporary Kitchen



**ACCOMMODATION:**

**Sitting Room**  
4.47m x 4.24m (14'8 x 13'11)

**Dining Room**  
4.52m x 4.22m (14'10 x 13'10)

**Kitchen/Breakfast Room**  
4.24m x 3.68m (13'11 x 12'1)

**Study**  
3.96m x 3.91m (13'0 x 12'10)

**Principal Bedroom**  
4.27m x 3.627m (14'0 x 11'9)

**En-suite**  
1.83 x 1.5 (6'0" x 4'11")

**Bedroom Two**  
4.24m x 3.63m (13'11 x 11'11)

**Bedroom Three**  
3.12m x 2.97m (10'3 x 9'9)

**Bedroom Four**  
4.24m x 3.63m (13'11 x 11'11)

**Family Bathroom**  
2.89 x 1.64 (9'5" x 5'4")

**Shower Room**  
1.70 x 1.70 (5'6" x 5'6")

**FLOOR PLAN:**



Total floor area 112.3 sq.m. (1,208 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.