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Mellstock, Bourne Road, Essendine, Stamford, Lincolnshire PE9 4LH

£575,000 - Freehold

Property Summary

Essendine is a small village in the county of Rutland situated just 4 miles from the Historic town of Stamford. Stamford is a beautiful town full of charm and character and benefits from national supermarkets and independent shops. Stamford also has a train station and regular bus links. From Stamford there is easy access to the A1 from buyers needing to commute.

Features

- Detached Family House
- Kitchen & Utility Room
- Four Reception Rooms
- Five Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Well Presented Throughout
- Annexe/Studio
- Viewing Highly Recommended



Room Descriptions

Ground Floor

Accommodation
Part glazed front door and glazed side panel to Entrance Hallway: 16'8" x 7'2" wooden flooring, radiator, under stairs storage space, main stairs to first floor landing.

Lounge
16' 3" x 15' 0" (4.95m x 4.57m) Recessed fire place with log burning stove, timber mantle and brick paved hearth, TV point, radiator, laminate flooring, sling patio door to Conservatory.

Dining Room
11' 9" x 11' 8" (3.58m x 3.56m) Laminate flooring, radiator, sliding patio door to Conservatory.

Conservatory
7' 8" x 24' 4" (2.34m x 7.42m) A lovely room extending across two rooms and over looking the rear garden. Constructed dwarf brick walls with uPVC units over, glass sloped roof, ceramic floor tiles, wall mounted electric heater, wall light point, French door to rear.

Study/Family Room
8' 1" x 12' 4" (2.46m x 3.76m) Telephone point, radiator.

Cloakroom
Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden flooring, radiator.

Kitchen
15' 0" x 13' 6" (4.57m x 4.11m) Fitted wall mounted and floor standing light wood effect cupboards with complimentary wooden effect worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, integrated dish washer, four ring ceramic hob with extractor canopy over, eye level double electric oven ceramic floor tiles, inset ceiling spot lights, radiator.

Utility Room
6' 0" x 8' 2" (1.83m x 2.49m) Fitted wall mounted and floor standing light wood effect cupboards with complimentary wooden effect worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, space for fridge, ceramic floor tiles, radiator, part glazed door to outside.

First Floor

Landing
Walk in airing cupboard housing hot water tank and shelving, access to main roof storage space which is part boarded and benefits from a light.

Bedroom 1
16' 3" x 13' 6" (4.95m x 4.11m) Two radiator, window to front and rear.



Ensuite Shower
Corner shower cubicle with curved glass door, pedestal wash hand basin, low level WC with concealed flush, built in storage cupboards, complimentary splash back tiling, vinyl flooring, chrome heated ladder towel rail, inset ceiling spot lights, extractor fan.

Bedroom 2
11' 8" x 14' 4" (3.56m x 4.37m) Radiator, window to rear.

Bedroom 3
8' 3" x 12' 5" (2.51m x 3.78m) Radiator, window to front.

Bedroom 4
13' 10" x 11' 8" (4.22m x 3.56m) Radiator, window to rear.

Family Bathroom
7' 5" x 9' 6" (2.26m x 2.90m) Panelled bath with centre tap, corner shower cubicle with curved glass doors, pedestal wash hand basin, low level WC WC with concealed flush, fully tiled walls, ceramic floor tiles, inset ceiling spots, white heated ladder towel rail, electric shaver point, extractor fan.

Bedroom 5
10' 2" x 15' 0" (3.10m x 4.57m) Radiator, window to front.

Second Landing
Access to second roof storage space which is part boarded and benefits from a light. Attractive wooden stairs to purpose built Annexe/Studio.

Annexe/Studio
15' 6" x 19' 2" (4.72m x 5.84m) Converted from the former double garage this is a lovely light and airy room and the space can be used for all manor of uses including a downstairs room for an elderly parent or child still living at home, someone with their own business or as an air B and B subject to change of usage. The annexe is fitted with a kitchen area, with wall mounted and floor standing fitted cupboards, complimentary worktops and splash backs, four ring ceramic hob with extractor canopy over, electric oven, large centre island with inset polycarbonate sink and drainer with mixer taps, integrated dishwasher, further storage cupboards, wooden flooring, inset ceiling spot lights, two wall mounted electric heaters. Sliding patio door to rear garden, French door opening to front garden. Built in storage cupboard housing oil fired central heating boiler. Cloakroom; Low level WC, wash hand basin with cupboard under, wooden flooring, electric heater, inset ceiling spot light.

Externally

Garden
The front of this property is open plan and benefits from a large gravelled driveway with off road parking for several cars. The remainder of the front garden has a lawn area and mature trees and shrubs. A gate gains access to the fully enclosed South facing rear

