



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

SPACIOUS FAMILY DETACHED HOUSE WITH PURPOSE BUILT ANNEXE/STUDIO.

This property offers spacious accommodation including five double bedrooms, four reception rooms and a purpose built annexe conversion. This property must be viewed to appreciate the potential that the annexe has to offer and the lovely views at the rear overlooking open fields.



£550,000 Freehold

PROPERTY DESCRIPTION

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



FLOORPLAN



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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