



BRITISH  
PROPERTY  
AWARDS

2018



**GOLD WINNER**

ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



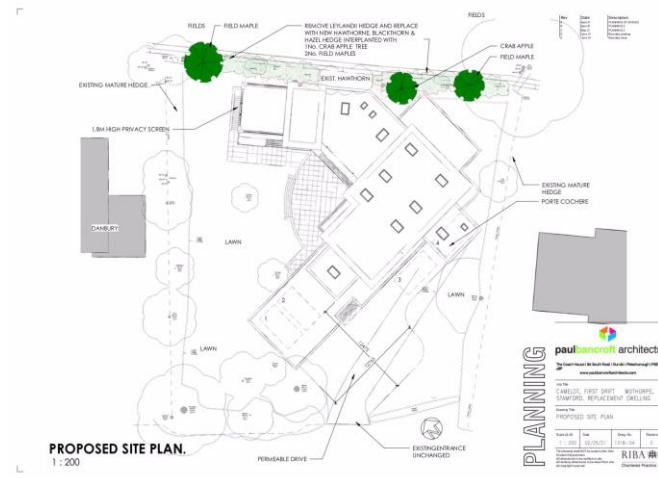
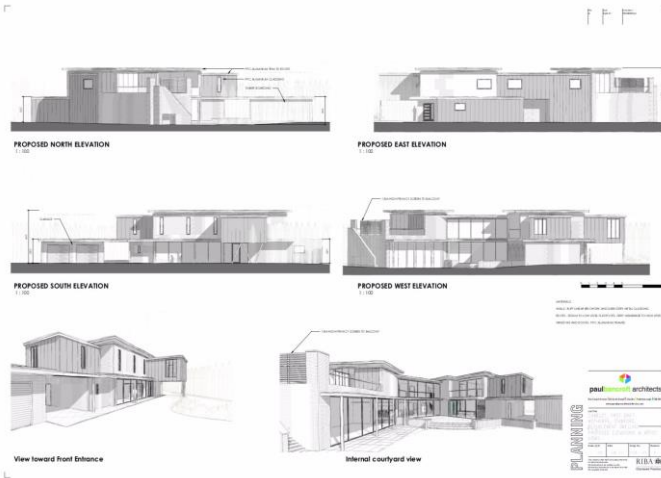
**First Drift, Wothorpe**

Stamford, PE9 3JL

**£1,450,000**

# SUMMARY

- Planning permission for substantial New Build ref: 21/00371/FUL (Peterborough City Council)
- Enviaible location in a quiet corner of First Drift Wothorpe (0.4 acre approx)
- Planning For A Four Bedroom Detached Family Home
- 8 Reception Rooms
- Downstairs WC, Family Bathroom, Three En Suites
- Detached Double Garage
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\*\*\* WITH PLANNING PERMISSION GRANTED \*\*\* 0.4 acre plot of land for sale with planning permission granted for a new 4 bedroom detached house (5500 SQ FT Approx), 8 reception rooms, 5 bathrooms and detached double garage. The property once built will briefly comprise; Sitting Room, Kitchen Dining Room, Reception Room, Office, Home Gym, Play Room, Games Room, Boot Room, Utility Room, Downstairs WC, Snug Four Bedrooms, Three En Suites, Family Bathroom and a Detached Double Garage. Planning no: 21/00371/FUL LOCATION Positioned within the highly sought after area of First Drift, Wothorpe, to the south-western edge of Stamford, within easy walking distance of the facilities the town has to offer, as well as Stamford meadows and The George Hotel. Sitting on approximately 0.4 of an acre plot, the property was built in the late 1960's/early 1970's and has been extended to the ground floor to provide additional living accommodation. Although well maintained, the purchaser could look to remodel and update the property if they so wished, although at some point the kitchen and the shower rooms have been re-fitted. The property offers well proportioned rooms with the accommodation being light and airy with many of the principal rooms having dual aspect replacement double glazed windows and doors. In brief, the accommodation comprises of reception hall, cloakroom, study, living room with stove, dining room, garden room, kitchen, utility, further cloakroom and boiler room. STAMFORD The historic market town of Stamford with from many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools near by, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed train from Peterborough (only 15 miles away) to

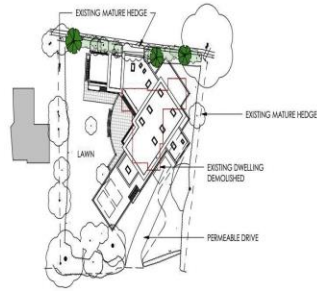
Tenure:

EPC Rating:

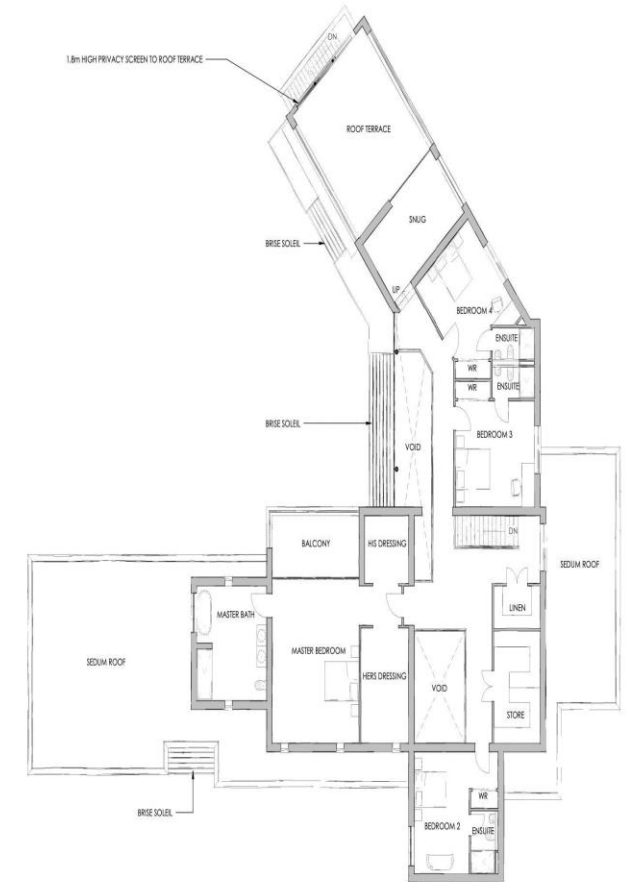
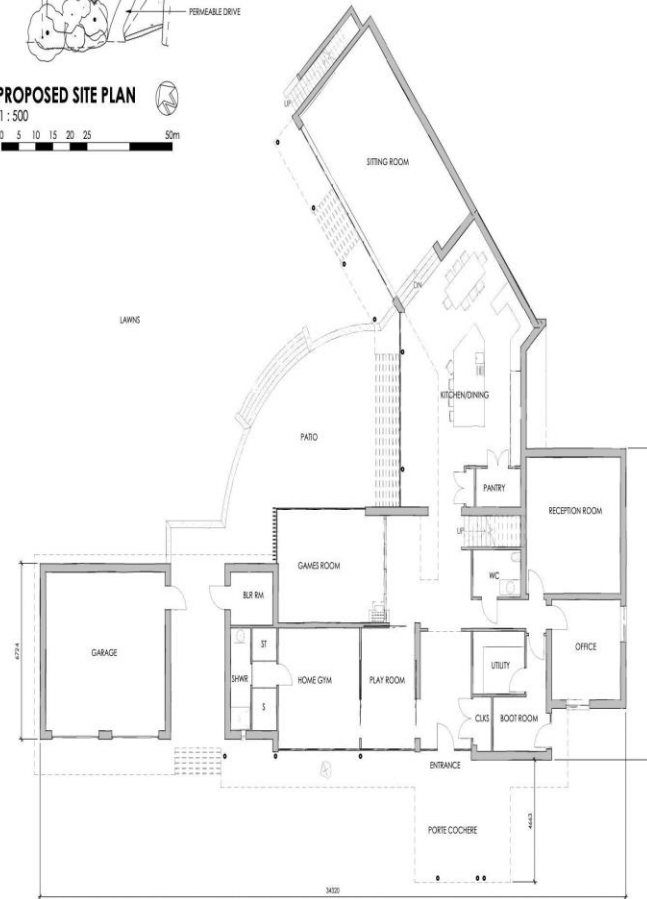
Council Tax Band: G

Local Authority:

Services:



PROPOSED SITE PLAN  
1:500  
0 5 10 15 20 25 50m



Rev	Date	Description
A	April 21	Planning 2
B	June 21	Boundary planting
C	June 21	Boundary trees

## DISCLAIMER

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