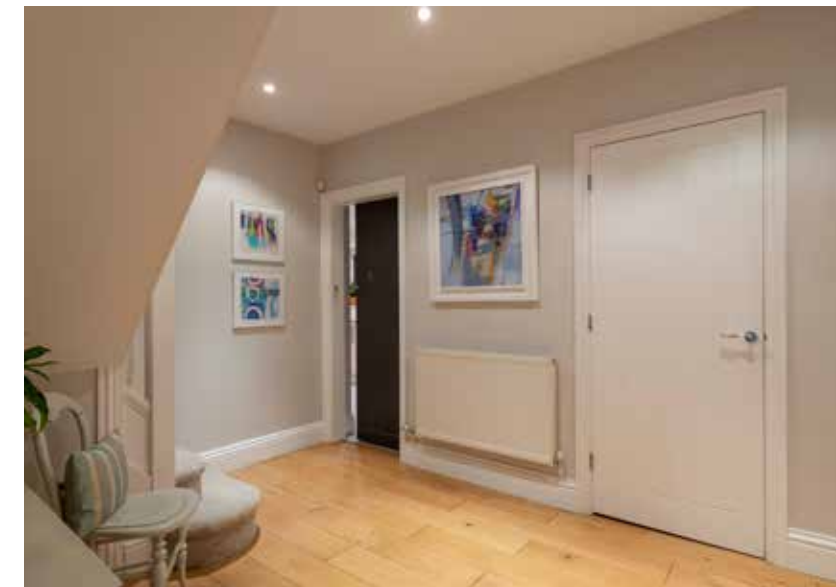




# 68 EXETER GARDENS

STAMFORD





Brimming with 'Golden Age' glamour, 1950s post-war is given a contemporary upgrade, at the spacious and private 68 Exeter Gardens; an extended entertaining haven with annexe accommodation, in walking distance of all of Stamford's delights and distractions.

Nestled on a large plot, pull onto the broad, in-and-out gravel driveway, where there is plenty of parking, or park in the garage to the side of the home.

Make your way from the front doorstep into the spacious entrance hallway, with engineered oak flooring underfoot and stylish, neutral décor.



RECLINE, DINE AND UNWIND

The impressive, modern, family-friendly kitchen will guarantee the warmest of welcomes. Sleek, contemporary cabinetry and worktops offer ample storage and preparation space in the kitchen, with a range of fitted appliances. A large island unit allows a row of bar stools to be casually tucked underneath – the perfect space for those hurried workday mornings and for chatting together as you prepare supper. To one side, a curved countertop provides the perfect space to work or study.

A handy laundry room is conveniently located next to the kitchen, from where another door provides access to a staircase leading to the annexe above the garage. Also situated next to the kitchen is a wet room, and yet more storage cupboards for those kit bags, coats and shoes. From here, the integral garage and the rear garden can be accessed.

Flowing seamlessly from the kitchen is the open plan dining area. Soak up the views of the verdant garden beyond; in warmer months throw open the French doors to the raised decking area, creating a fantastic space for parties.







## FAMILY FRIENDLY FLOW

Doors fold back to connect with the sunny garden room. With glazed doors opening onto the rear garden, this light-filled room is an ideal spot for enjoying a peaceful cup of coffee in the mornings.

The final reception room to discover is the abundantly sized sitting room, accessed from the garden room and the entrance hallway. Dressed in a stylish palette of blue-grey and white, light flows in through the large window to the front. A handsome ornamental fireplace makes for a striking focal point.

Returning to the entrance hallway, ascend the stairs up to the first-floor landing.







## REST AND REFRESH

Upstairs, there are four bedrooms to discover. Turning left at the top of the stairs, discover the first two bedrooms - a sublime single room, sunny and bright with a window set above a deep windowsill, and a double room set to the rear.

Refreshment awaits in the family bathroom on the right, tiled to walls and floor and furnished with walk-in rainfall shower, separate bath and twin wash basins with storage drawers beneath, alongside a lavatory. Grab the fluffiest of towels, light your candles, relax and unwind!

Family and friends will feel welcomed in the guest suite, a light, bright and spacious room with fitted wardrobes and en suite shower room.



# A POCKET OF PARADISE

Lastly, discover the inviting principal suite, complete with a luxurious dressing room in which to prepare for your day. Contemporary, bright and bountiful, savour the garden views from the Juliet balcony.



# BOUTIQUE RETREAT

Accessed via an external door to the front of the home is the self-contained annexe with large living space, private balcony, and sumptuously styled shower room, currently utilised as an Airbnb.







What the owners love:  
 “We love the opportunities for al fresco dining in the private garden, the fantastic entertaining space and the ability to stroll into Stamford.”



### ENTERTAINING HAVEN

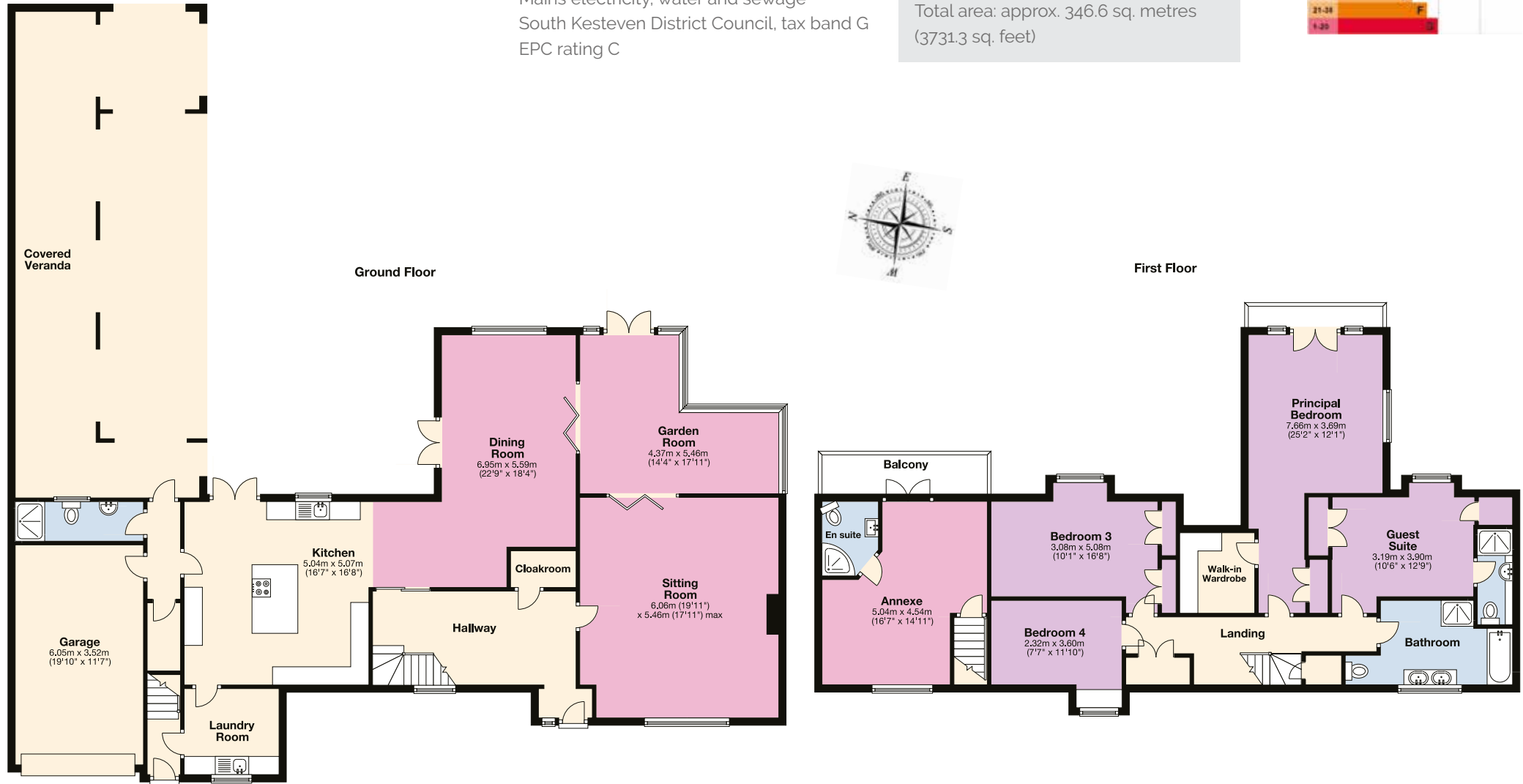
Outside, enjoy garden views whatever the weather from the sheltered, arched loggia, perfect for al fresco dining. The garden features a large lawn, with mature trees and borders, a sunny space in which to relax and play. An entertaining haven, there are so many spaces to sit and share a drink with friends and family. Soak up the garden views with guests from the hot tub cabin. A stylish summerhouse, currently used as an office and gym, could easily be repurposed as a studio or teenager’s den.



THE FINER DETAILS

Freehold  
Constructed 1950s  
Plot approx. 0.32 acre  
Gas central heating  
Mains electricity, water and sewage  
South Kesteven District Council, tax band G  
EPC rating C

Ground Floor: approx. 233.3 sq. metres  
(2511.7 sq. feet)  
First Floor: approx. 113.3 sq. metres  
(1219.5 sq. feet)  
Total area: approx. 346.6 sq. metres  
(3731.3 sq. feet)



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ON YOUR DOORSTEP

Step out into Stamford, an historic market town whose ancient architecture and cobbled streets are part of its inherent charm. Stroll into the centre and admire the range of independent shops, cafes, bars and restaurants.

Families are perfectly placed close to a number of fantastic schools, including Stamford Endowed Schools and Oakham, Uppingham and Oundle Schools all within easy reach and offering day and boarding facilities.

Commute with ease from Stamford Railway Station, with its one-stop link to Peterborough, and connections to London King's Cross – perfect for commuters and shopping day trips alike.

Pay a visit to the stunning 16th century Burghley House, an enormous Elizabethan architectural triumph on the outskirts of Stamford. Owned by the Cecil family, Burghley House is famed for its eponymous horse trials.

Rutland Water's superb leisure facilities are also within easy reach for weekends spent sailing, walking, fishing and cycling. There are also numerous golf courses close by.



LOCAL DISTANCES

- Oakham 11 miles (17 minutes)
- Uppingham 12 miles (21 minutes)
- Bourne 12 miles (24 minutes)
- Peterborough 15 miles (27 minutes)
- Leicester 30 minutes (53 minutes)







68 Exeter Gardens, Stamford, Lincolnshire PE9 2SA



To view please call the team on  
01780 437 360 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](https://www.pelhamjames.co.uk)

