



37 HERWARD PLACE

STAMFORD



## WELCOME HOME

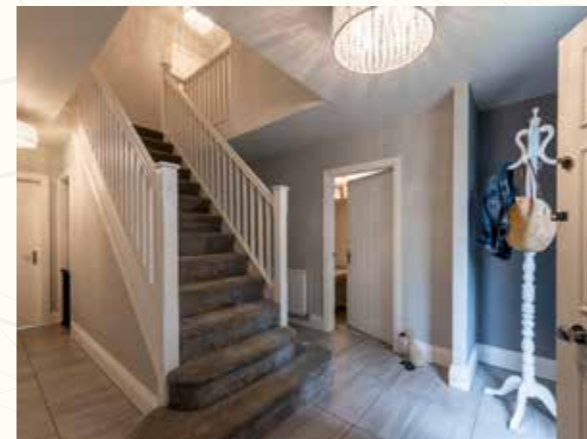
Park on the driveway or in the garage to the side of the home before arriving at the handsome front entrance. Step inside to the light and airy entrance hallway. On the right lies a large sitting room, boasting a stylish palette textured by attractive pale green woodpanelling, all warmed by a cosy woodburning stove surrounded by an imposing stone fireplace surround.

Opposite, a bright study could easily be reimagined as a snug or home office. Light draws in through a sash window giving views to the front whilst plantation shutters offer a gentle divide. Make your way to the heart of the home, the open plan kitchen diner, passing a cloakroom on your way.



Your search for an immaculate, four-bedroom detached family home in Stamford is over. Built in 2018, this commanding Georgian-style gem is part of the exclusive Cecil Square development and ideally located just a few moments' walk from all that the market town of Stamford has to offer.

To the inside, the home has been designed for modern family living. Chic and subtle décor pairs with downlights, pendant fittings, and plantation shutters to the windows to create a warm and inviting home.







## OPEN PLAN FLOW

Wrapping around the rear of the home is the stunning, sociable kitchen living space. Fitted with sleek, contemporary cabinets with quartz worktops and spotlights overhead, a breakfast bar invites family to sit and socialise while you slice and dice for dinner. Integrated appliances include fridge-freezer, dishwasher, double ovens and a gas hob with extractor hood. Perfect for parties, in the summer months flow out to the garden through the bifolding doors and celebrate barbecue season in style.

The family room flows into an elegant but relaxed dining area, where French doors tempt you onwards into the garden.

Tucked behind the kitchen you'll find a fully kitted-out utility with a sink to the countertop, and space for a washing machine and tumble dryer.





# SLEEP IN STYLE

Returning to the hallway, take the stairs to the first-floor landing. The front bedroom is currently used as a study but would make a lovely nursery with integrated wardrobes. The next two bedrooms are generous double rooms, interconnected by a stylish Jack and Jill shower room. Returning to the landing, the family bathroom is a sumptuous spa-like retreat, fitted with deep bathtub, wash basin and lavatory. Grab the fluffiest of towels, light your candles, relax and unwind!





The final room to discover is the capacious principal suite. Stylish wood panelling adorns one wall, complementing the neutral tones that are a theme throughout the home. Peacefully zoned, discover a beautiful sleeping area, dressing room with sleek fitted wardrobes, and a high specification en suite shower room, it's the most luxurious place to retreat to at the end of a long day.



## STEP OUTSIDE

Doors from the family and dining rooms open onto a paved terrace and carefully tended lawn with mature shrubs to the border. Enclosed by high-quality fencing and brick walling, the garden has a lovely secure atmosphere that's perfect for families.



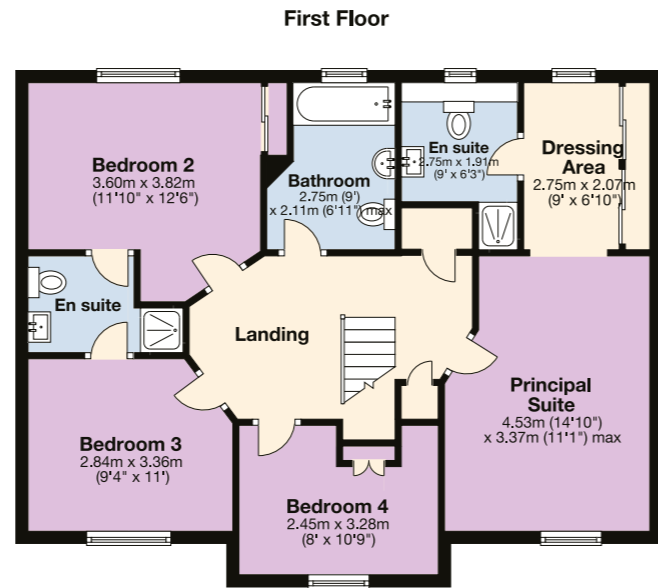
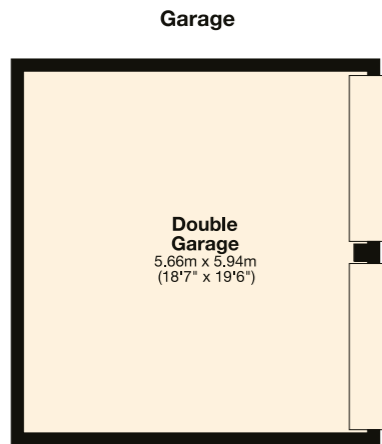
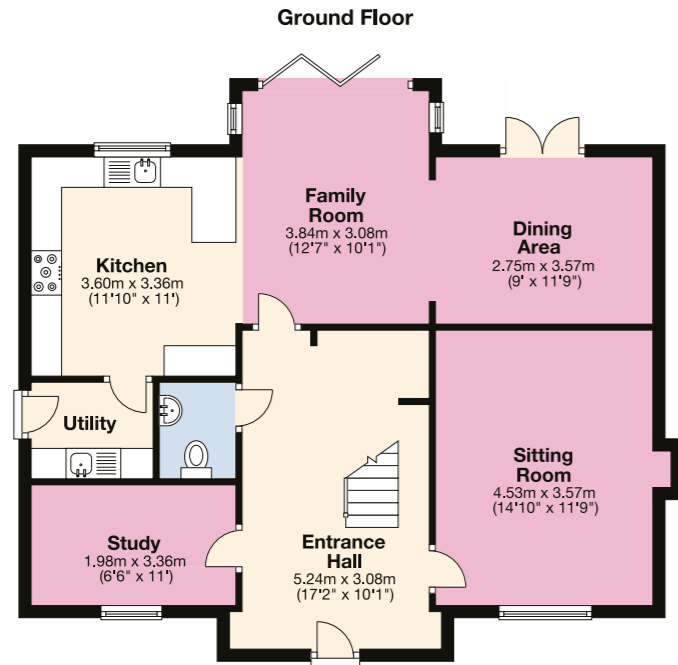
## THE FINER DETAILS

Freehold  
 Constructed 2018 – NHBC 5 years remain  
 Double garage and driveway  
 Gas central heating  
 Mains utilities  
 South Kesteven District Council, tax band E  
 EPC rating B  
 Management company fees applicable  
 (approx. £25 per month, Trinity Estates)

Ground Floor: approx. 81.2 sq. metres  
 (873.6 sq. feet)  
 First Floor: approx. 77.7 sq. metres  
 (836.0 sq. feet)  
 Garage: approx. 33.6 sq. metres  
 (361.9 sq. feet)  
 Total area: approx. 192.5 sq. metres  
 (2071.6 sq. feet)



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## OUT & ABOUT

Located within walking distance or a short drive of Stamford's famous town centre, it won't be long before you're exploring its narrow alleyways and hidden courtyards – home to a variety of speciality shops, jewellers and boutiques – dining in one of the Georgian town's many outstanding restaurants, pubs and eateries, or picking up fresh local produce from the farmers' market.

Not far from Stamford, Rutland Water calls you for adventure on and around the reservoir. Alternatively, take a stroll along the River Welland or practise your game at Burghley Park Golf Club.

Within the town, you're spoiled for choice when it comes to schooling, from the renowned, independent Stamford Endowed Schools to a whole host of well-rated educational institutions available for all ages.

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.

## LOCAL DISTANCES

- Oakham** 12 miles (18 minutes)
- Uppingham** 13 miles (21 minutes)
- Peterborough** 14 miles (21 minutes)
- Grantham** 23 miles (29 minutes)





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