



# Jackson Way, Stamford

Guide Price £650,000



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# Virtual Tour

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Luxury 5-bedroom executive home in Stamford. Stunning decor throughout with modern design and spacious rooms. Enclosed rear gardens, large driveway with double garage. Located in a vibrant market town with excellent schools and amenities. Approximate total area: 2170.42 sq ft

# Culinary Haven

From the elegant hallway, the spectacular wall of glass and aluminium cannot be missed - it's a striking wow factor of the property. This space is ideal for hosting dinner parties or just relaxing as a family. Separated into three separate zones, this multifunctional space houses a striking modern kitchen, a comfortable dining area, and luxurious living area. The kitchen, a true chef's delight, boasts state-of-the-art appliances, including two sets of ovens, ample counter space, and a design that blends functionality with aesthetics. This culinary haven inspires the creation of exquisite meals and memorable moments.





# Sophisticated Space

The living room is adorned with large dual-aspect windows and French doors that lead to the enclosed rear gardens, filling the space with natural light. This room, with its tasteful decoration, creates an atmosphere of tranquillity, ideal for hosting guests or enjoying peaceful family evenings.



# Restful Retreats

Ascend to the first floor where luxury continues with two opulent guest suites, each with its own en-suite bathroom and fitted furniture, a delightful double bedroom, and a single room currently styled as a sleek home office. The main family bathroom offers a spa-like experience with a modern design and a vast walk-in shower. Unique to this home, each bedroom benefits from air conditioning, ensuring comfort during the summer months.





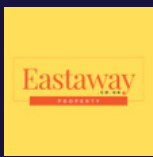






# Private Sanctuary

The second floor houses the primary suite, with its splendid en-suite bathroom and large walk-in dressing area with bespoke built-in wardrobes, offers a private retreat of luxury. The dressing room, which has bespoke fitted wardrobes, is a dreamy space to get ready for any occasion, spacious and practical with essential light. The en-suite bathroom incorporates a wonderfully luxurious freestanding bath, a spacious walk-in shower, and a raised vanity unit with essential storage. It feels like a spa retreat right inside your own home. The master suite, flooded with light from the Velux roof lights, is neutrally decorated in keeping with the style of the entire house.



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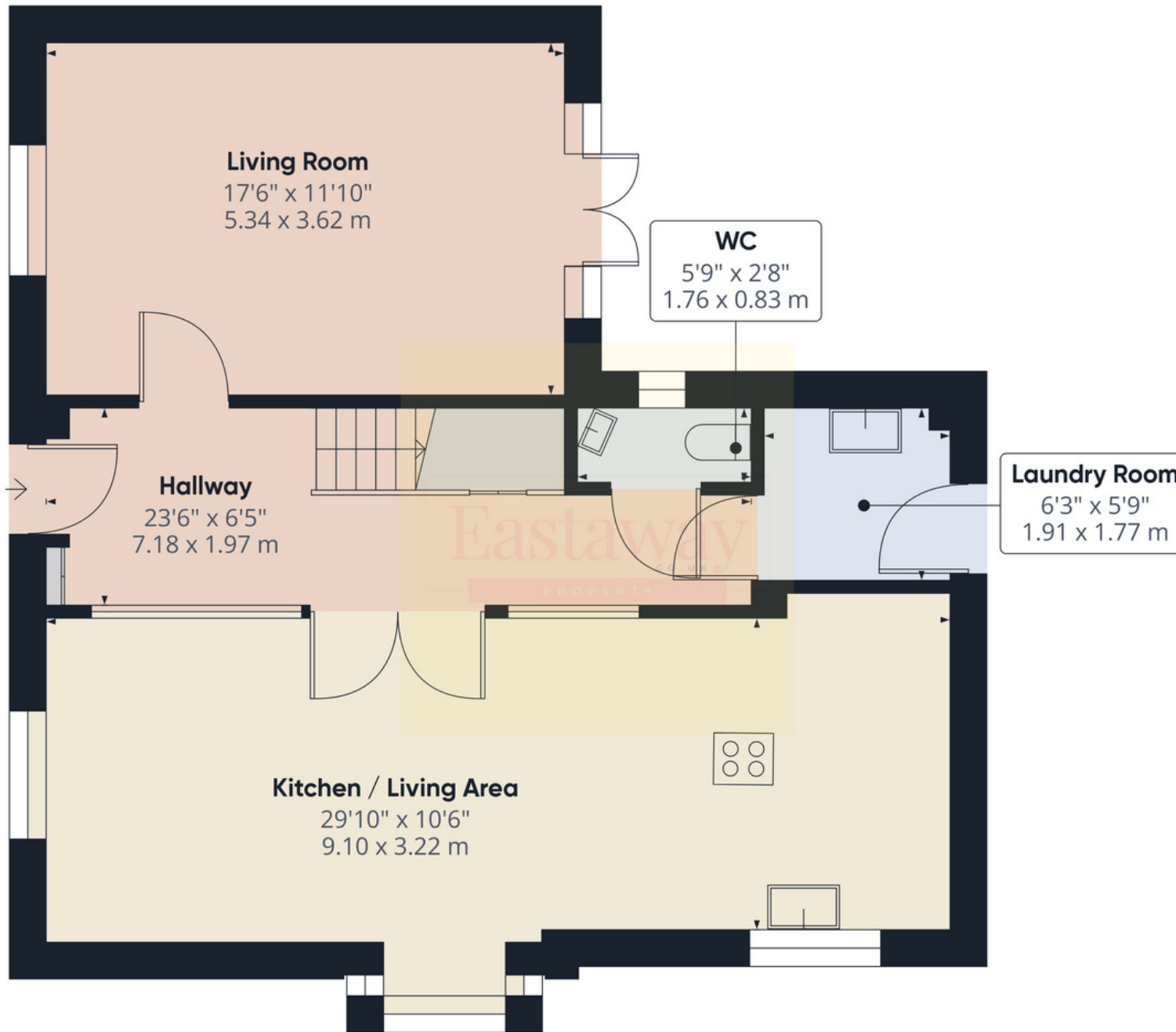
# Oasis of tranquillity

Step outside to discover a large beautifully landscaped garden. The outdoor space, perfect for relaxation and entertainment, features a patio area, manicured lawns, and border trees providing privacy throughout spring and summer, creating an oasis of tranquillity. The walls wrapping around the entire space provide a safe haven for children and pets to "play outside," and the ample amount of space on offer means there's plenty of room to entertain, have fun and enjoy.









Approximate total area<sup>10</sup>  
 755.26 ft<sup>2</sup>  
 70.17 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Ground Floor Building 1

**Bathroom**  
6'3" x 9'1"  
1.91 x 2.77 m

**Bedroom 2**  
11'0" x 10'2"  
3.37 x 3.12 m

**Bathroom**  
5'7" x 6'9"  
1.72 x 2.06 m

**Bathroom**  
6'2" x 9'7"  
1.89 x 2.93 m

**Landing**  
15'3" x 6'9"  
4.65 x 2.06 m

**Landing**  
2'9" x 2'7"  
0.86 x 0.81 m

**Bedroom 4**  
9'8" x 10'11"  
2.95 x 3.34 m


**Office/Bedroom 5**  
7'10" x 10'11"  
2.41 x 3.35 m

**Bedroom 3**  
10'3" x 10'9"  
3.13 x 3.28 m

**Approximate total area<sup>(1)</sup>**  
713.37 ft<sup>2</sup>  
66.27 m<sup>2</sup>

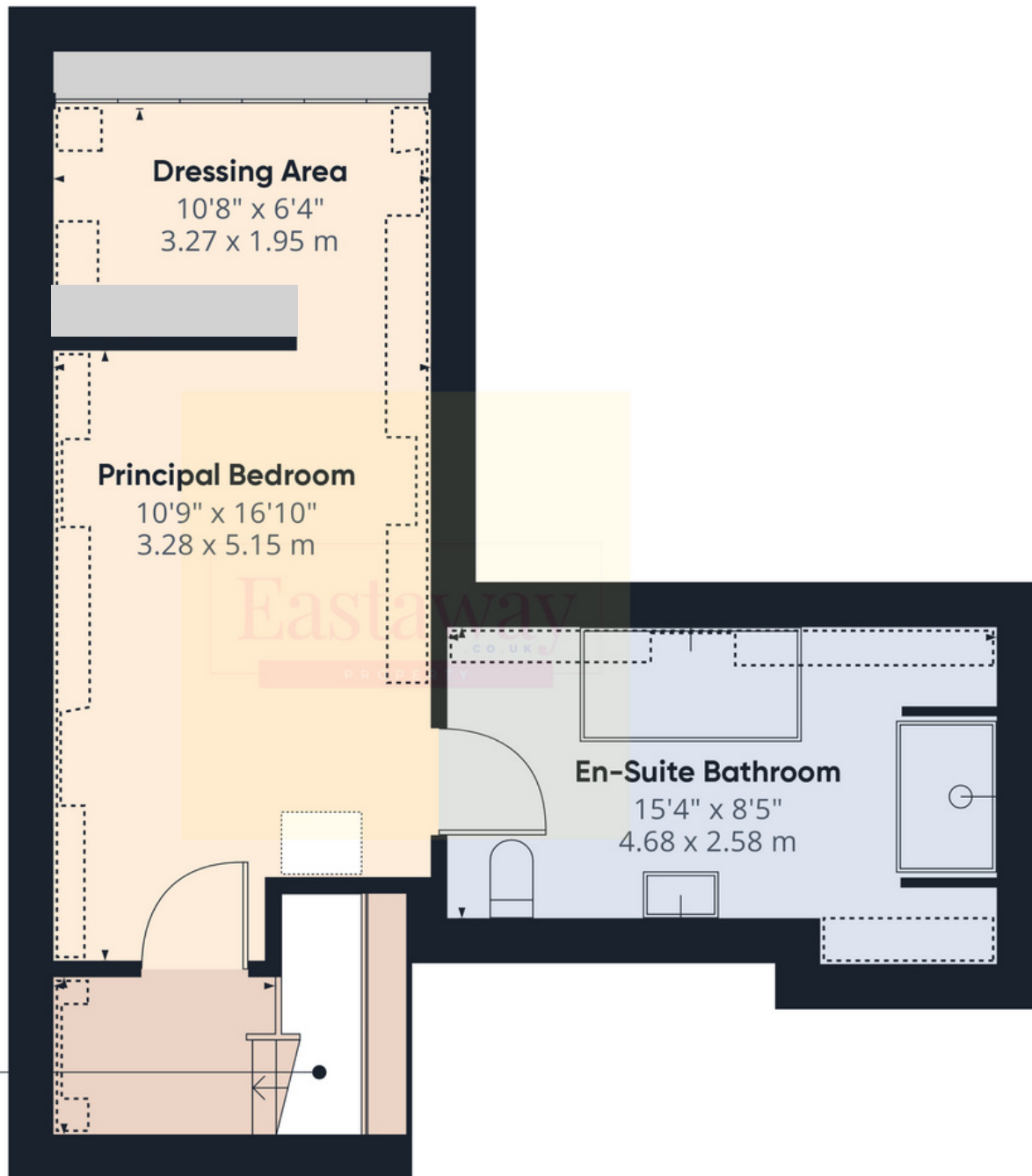
**Reduced headroom**  
11.56 ft<sup>2</sup>  
1.07 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>th</sup>**

431.7 ft<sup>2</sup>  
40.11 m<sup>2</sup>

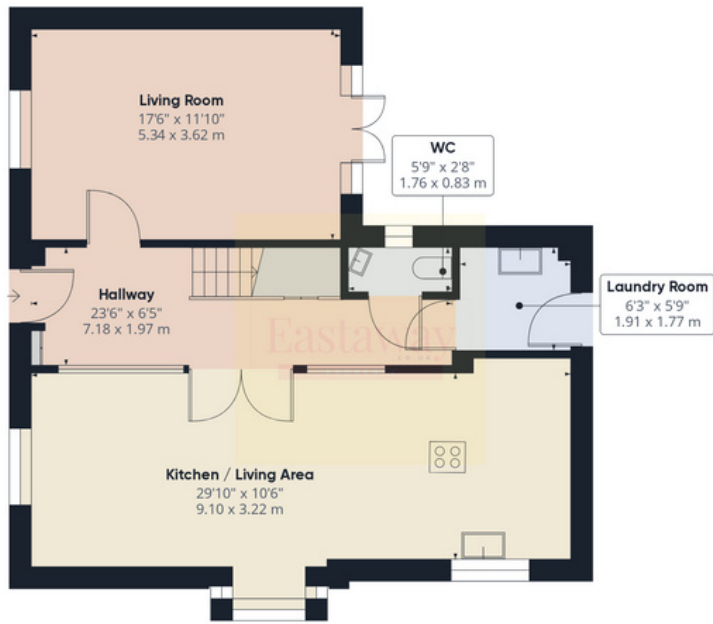
**Reduced headroom**

66.73 ft<sup>2</sup>  
6.2 m<sup>2</sup>

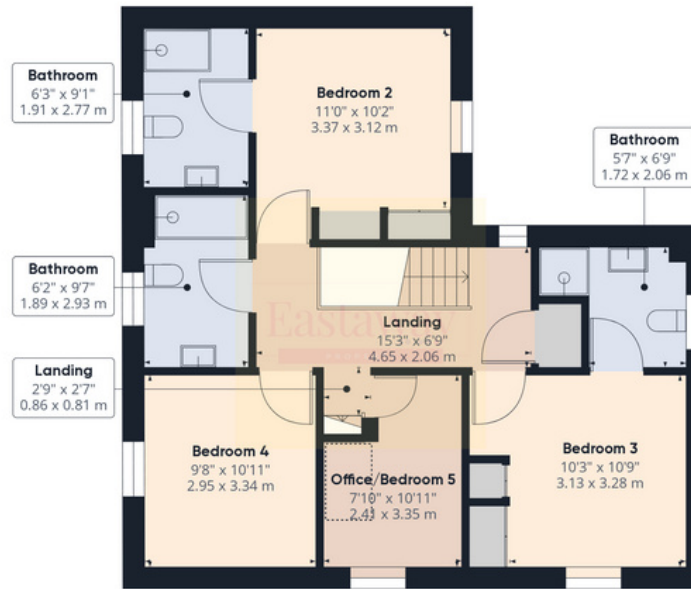
Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

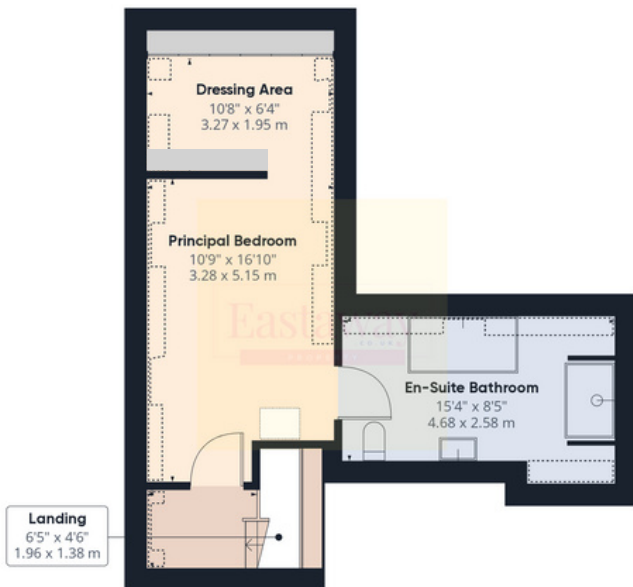
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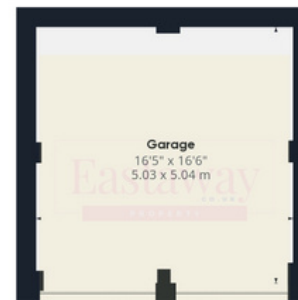
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2


**Approximate total area<sup>(1)</sup>**

2170.42 ft<sup>2</sup>  
201.64 m<sup>2</sup>

**Reduced headroom**

78.29 ft<sup>2</sup>  
7.27 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>	77 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

To view the full certificate for this property, please click the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0061-2328-2040-2709-6095>



# Delve Into The Details

This imposing executive property is a freehold property spanning approximately 0.11 acres (464 sq metres) Ground Floor approx. 755.26 sq foot. First Floor approx. 713.37 sq foot. Second Floor approx. 431.70 sq foot. Garage approx. 270.10 sq foot. Approximate Total Area: 2170.42 sq foot.

It enjoys all main services (gas, electricity, water, sewage) and is under the jurisdiction of the South Kesteven District Council (Council Tax Band: F, EPC Rating: C). New boiler fitted in 2022.

There are no service charges/ground rents at this property.

The property's prime location ensures a brief commute to Stamford town centre, local schools and the train station, good mobile coverage, and broadband speeds catering to all digital needs.

Mobile Coverage is considered Good with EE, O2, Three and Vodafone.

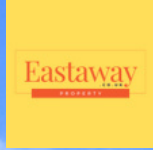
Average Broadband Speeds - 16mb -Basic, 67mb- Superfast, 1100mb – Ultrafast and 1100mb – Overall.



# Stamford Living

Stamford has been crowned 'Best Place to Live' by The Sunday Times on more than one occasion, and it's easy to understand why. This picturesque town seamlessly blends rich Georgian architecture, cultural diversity, and modern living, creating an atmosphere that inspires awe. With a plethora of Grade II listed buildings, two theatres, and countless boutique shops, bars, and restaurants, Stamford emanates a vibrant energy that is sure to captivate individuals of all ages. Families looking for a place to call home will find Stamford's excellent educational facilities a compelling reason to settle down.

The town's strategic location, with close proximity to Cambridge, Leicester, Lincoln, and Peterborough, and its exceptional transportation links, including a 45-minute commute to Kings Cross from Peterborough, only add to its appeal. Burghley House, a popular venue for the international Burghley Horse Trials, has been featured in many films and series, and its year-round events calendar caters to everyone, adding to the town's cultural diversity. Stamford's low crime rates, bustling high street, and a strong sense of community make it an inspiring and delightful place to live.





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booked at least 24 hours in advance using one of  
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