



Gracemere, First Drift

Wothorpe, Stamford, PE9 3JL

**Price Guide £525,000**

Richardson

# Gracemere First Drift

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Nestled in the highly sought-after area of First Drift, Wothorpe, Stamford, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The large extended utility and kitchen area provide a practical layout, perfect for family living, also with cloakroom and shower room to the ground floor.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property also features a separate WC and a bathroom, ensuring convenience for all residents. While the house is in need of updating, it holds great potential for further extension, allowing you to tailor it to your specific needs subject to planning.

The enclosed rear garden is of good size, complete with an outbuilding. Additionally, the property benefits from parking for vehicles to the front, along with an oversized garage, providing ample storage and convenience.

Situated on one of the best roads in Stamford, this home offers a wonderful blend of tranquillity and accessibility. With its prime location and potential for enhancement, this semi-detached house is a fantastic opportunity for those looking to invest in a property with character and promise.



Entrance porch

Entrance hall

Lounge

13'3" x 12'9" (4.04m x 3.91m)

Dining room

12'9" x 10'5" (3.91m x 3.2m)





**Kitchen**  
8'11" x 8'0" (2.74m x 2.44m)

**Utility/kitchen**  
19'4" x 10'3" (maxs) (5.91m x 3.14m (maxs))

**Shower room**

**First floor landing**

**Bedroom**  
12'9" x 10'5" (3.91m x 3.2m)

**Bedroom**  
12'9" x 11'0" (3.91m x 3.37m)

**Bedroom**  
8'11" x 7'4" (2.74m x 2.24m)

**Bathroom**

**Separate cloakroom**

**Garage**  
23'1" x 10'3" (7.04m x 3.14m)

**External details**

Set back behind hedging with lawned front garden and driveway to the side providing off road parking leading to the oversized garage. Good sized enclosed rear garden with patio, lawns and mature shrubs as well as an outbuilding.

**Tenure**  
Freehold

**Services**  
Mains water, electric, sewerage. Oil central heating

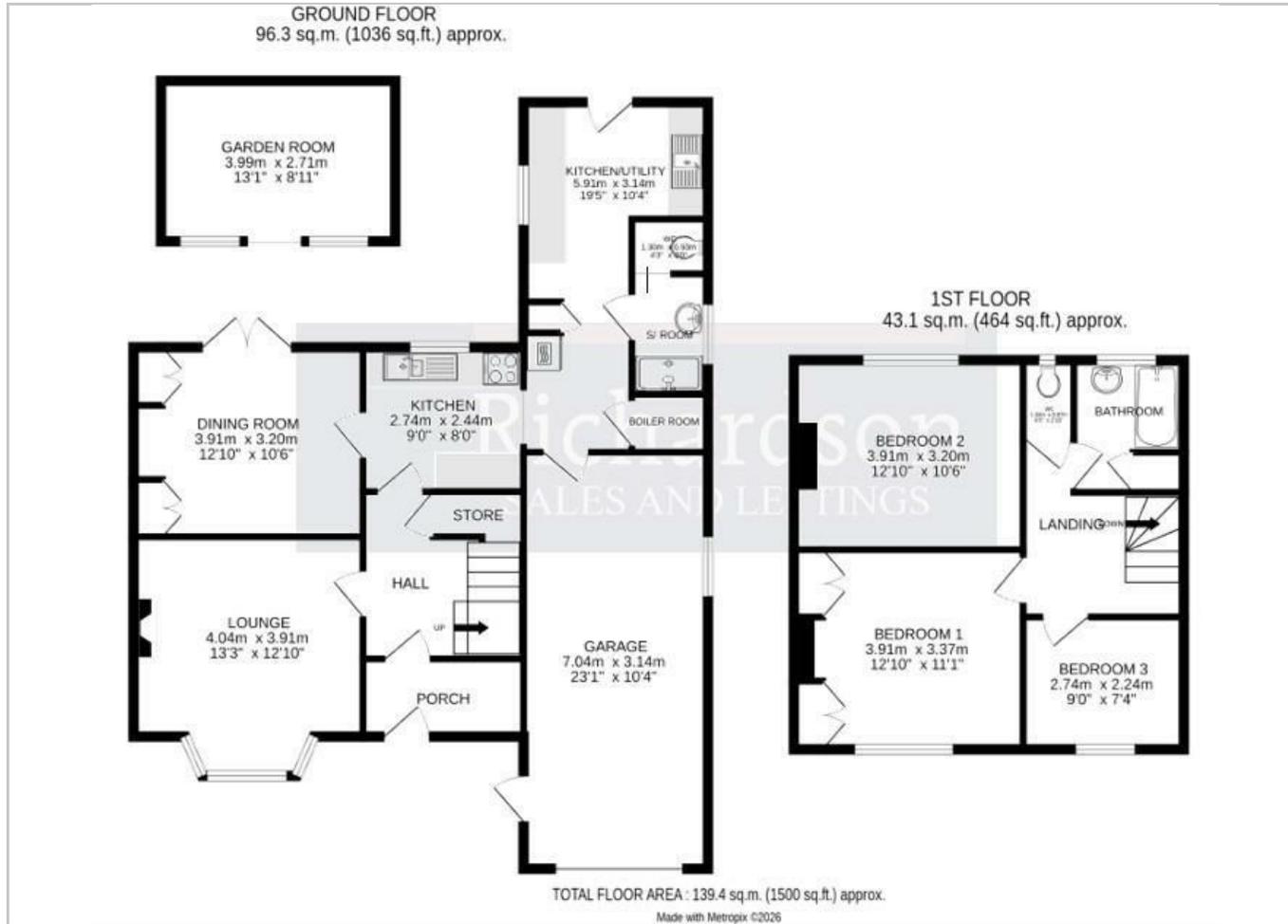
**Council Tax**  
Peterborough City Council Tax Band C

**Communications**  
According to Ofcom: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

**Viewing**  
Telephone appointment with Richardson  
post@richardsonsurveyors.co.uk



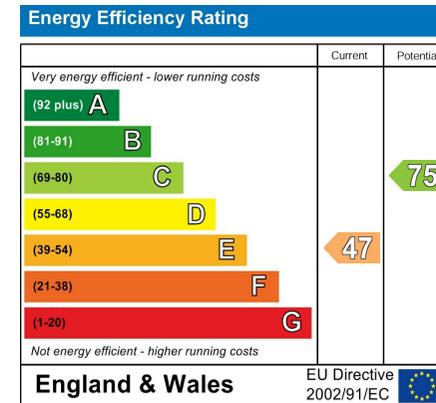
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

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