



The Charters  
Uffington, Stamford, PE9 4UD  
**Offers Over £800,000**

Richardson

# The Charters

Uffington, Stamford, PE9 4UD

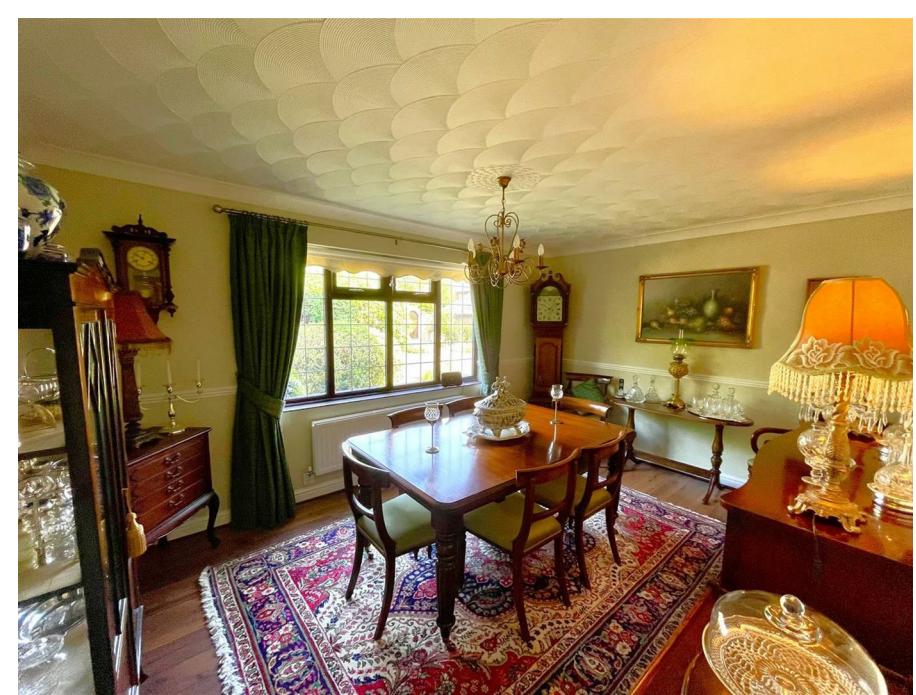
Positioning at the end of a small enclave of substantial detached homes, this extremely well presented family home has been maintained to an exacting standard, including hand made oak kitchen and carved stone fireplace to the drawing room. Offering excellent living and bedroom accommodation, the feeling of space is evident when first entering the large impressive reception hall with its gallery landing area above. The reception hall gives access to the cloakroom and the 3 generous principal reception rooms as well as the large kitchen breakfast room. This offers an extensive storage and work surface areas with range of built in Fisher & Paykel appliances and access to the utility room. Both the kitchen and utility have recently had new Karndean flooring laid. The drawing room has a multi-fuel stove within an impressive stone fireplace and doors leading off to the garden room which has a tiled roof and French doors to the outside. The very spacious landing gives access to all 4 double bedrooms and the 4 piece family bathroom. The master suite has a range of built in wardrobes and a dressing area leading through to the refitted ensuite shower. The property has replacement double glazing, recently installed soffits and guttering for ease of maintenance, water softener and gas fired central heating. Positioned at the end of the enclave the double width driveway provides off road parking and leads to an oversized detached double garage with workshop area and power door. Personnel door leads to an enclosed block paved side patio area with block paved pathway opening to the rear garden with further patio area and garden lighting. The patio area leads onto lawns with well stocked beds and boarders with summer house. Further gated side access with bin store to the front. The whole garden is enclosed with a high degree of privacy.

Canopy porch

Reception hall  
14'0" x 11'1" (4.29 x 3.4)

Cloakroom





Dining room  
14'5" x 10'5" (4.4 x 3.2)

Kitchen breakfast room  
15'7" x 13'1" (4.75 x 4)

Utility  
5'10" x 5'10" (1.8 x 1.8)

Snug/study  
13'1" x 10'8" (4 x 3.26)

Drawing room  
14'5" x 10'5" (4.4 x 3.2)

Garden room  
13'1" x 11'5" (4 x 3.5)

First floor landing

Master suite

Bedroom area  
15'7" x 14'4" (4.76 x 4.39)

Dressing area

Ensuite shower

Bedroom  
16'4" x 10'8" (4.98 x 3.26)

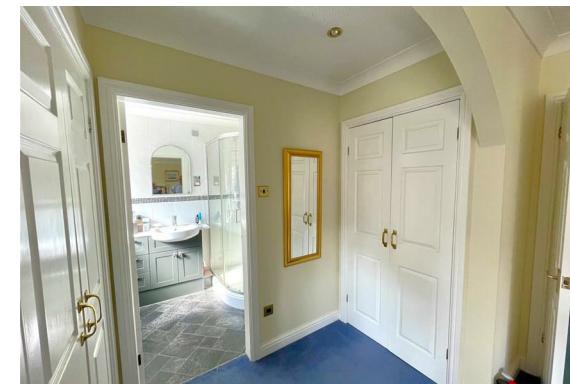
Bedroom  
4.4 x 3.22

Bedroom  
3.8 x 3.4

Family bathroom  
10'2" x 5'10" (3.1 x 1.8)

External details

Open plan front garden, mature shrubs and maintained trees with double width driveway providing off road hard standing and leading to double garage and workshop 7.4 x 5.2 with sealed floor and electric up and over door. Block paved side patio with pathway to opening to the good sized rear garden with lawns, well maintained beds and borders and summer house. Further gated side access with bin store. Outside lighting and garden lights with the rear garden offering a high degree of privacy.



## Services

All main services are connected

## Council Tax

South Kesteven District Council Tax Band G

## Communication

According to Openreach: Ultrafast Full Fibre is available

According to Ofcom: Outdoor Mobile coverage is likely with O2, Vodafone, EE and Three

## Viewing

Strictly by appointment with Richardson 01780 762433 [post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)

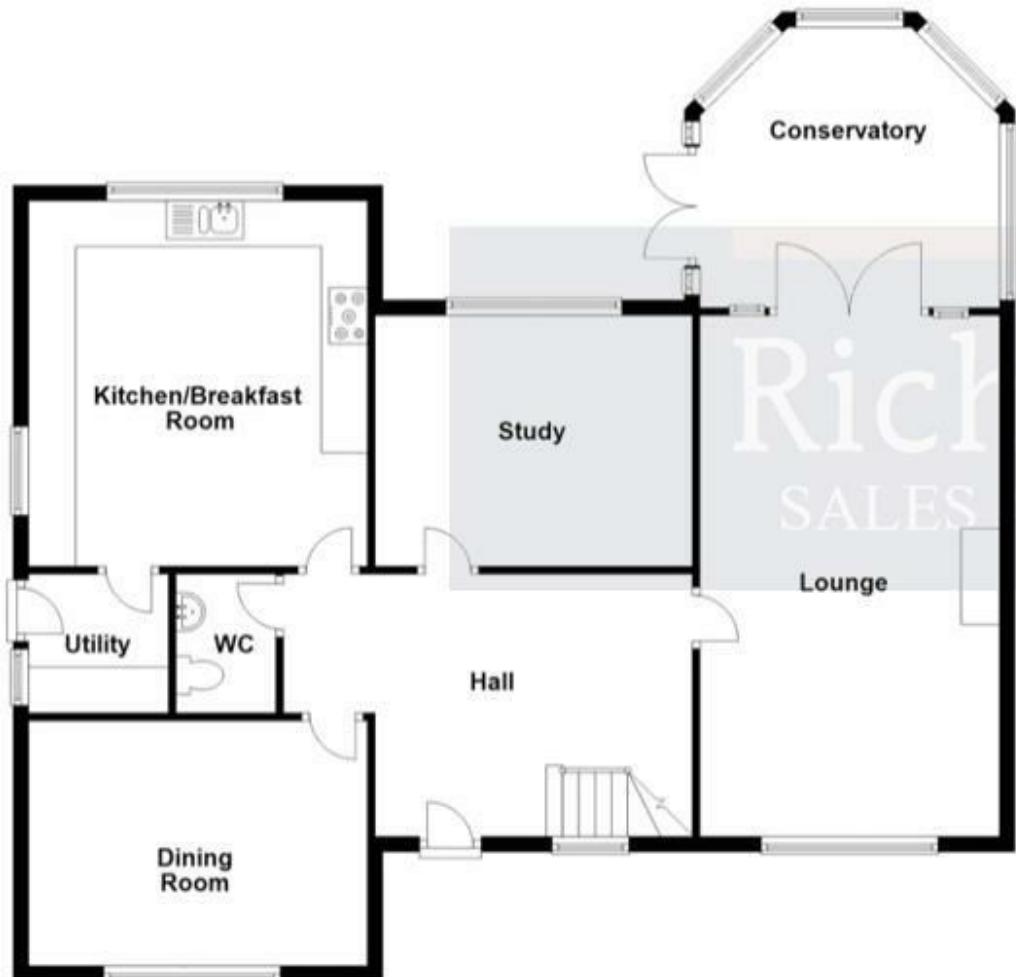






## Floor Plan

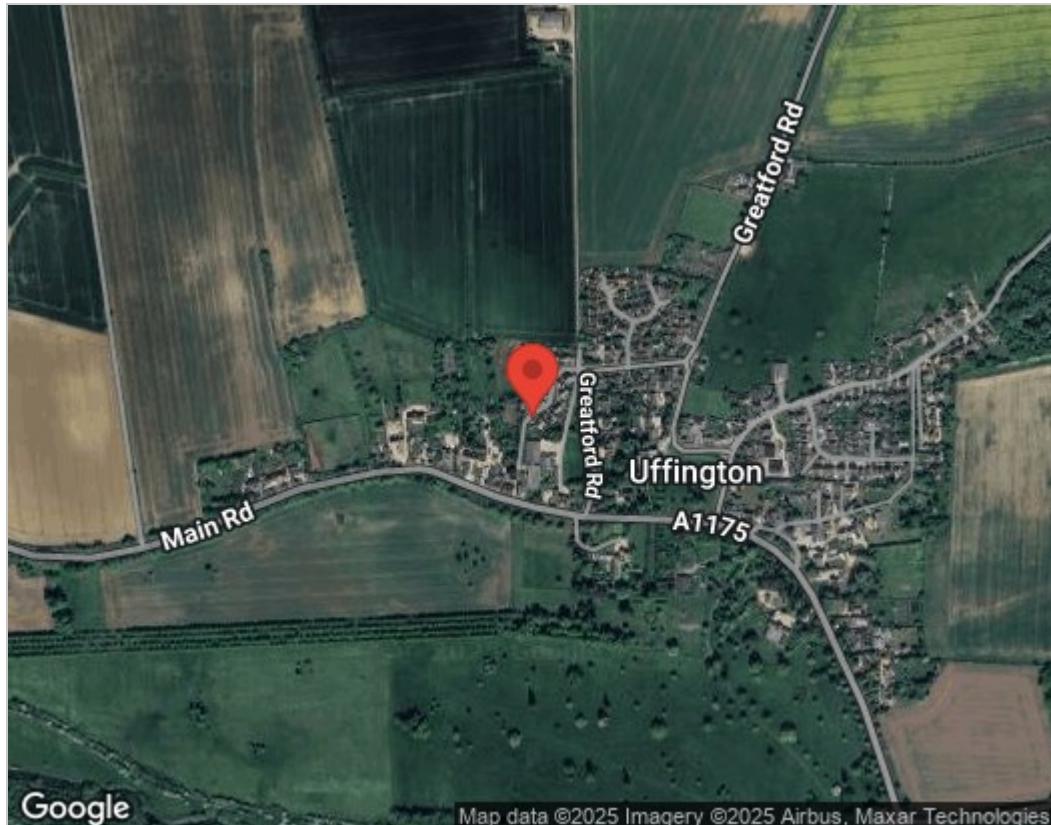
### Ground Floor



### First Floor

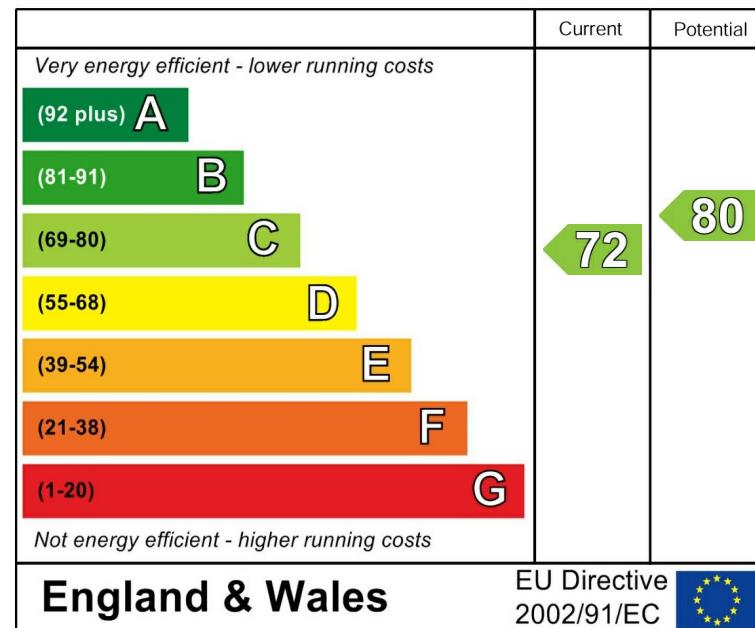


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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

[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 762433**