

ARTIST IMPRESSION



Welland View, Main Road
Collyweston, Stamford, PE9 3PQ

£875,000

Richardson

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COMING SOON – Main Road, Collyweston
A stunning new four-bedroom detached home in the sought-after village of Collyweston. Set on a generous plot, the property offers over 2,500 sq. ft of beautifully designed living space, finished to an exceptional specification, with extensive gardens and a private driveway and double garage. Combining contemporary country living with excellent connectivity via the A47 and A1, this is a rare opportunity to secure a superb new home in an idyllic village setting. Contact us today to register your interest.

Canopy porchway

Dining hall
21'1" max x 15'0" max (6.44m max x 4.58m max)

Lounge
22'0" into bay x 15'5" max (6.71m into bay x 4.72m max)

Family area
20'3" x 13'5" (6.19m x 4.09m)

Kitchen breakfast
20'11" max x 18'0" max (6.38m max x 5.49m max)

Utility
11'5" max x 7'4" max (3.49m max x 2.25m max)

Pantry
7'5" x 5'4" (2.28m x 1.65m)

Cloakroom/WC

Gallery landing

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Site Plan

Positioned on a rural plot, Welland View offers extensive outdoor spaces featuring a substantial private rear garden, mainly laid to lawn, with natural sandstone patios offering access from bifold and French doors to the kitchen/breakfast area, lounge, dining and family rooms.

The grounds incorporate a traditional stone wall to the front aspect, as well as mature trees and hedges, new planting and fencing. To the front aspect, car parking spaces are provided in front of the double garage and there is also a bin storage area.

Floor Area
2,579 ft² - 239 m² excluding garage.

Energy Efficiency and Environmental Impact

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>England</p> <p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the bill will be likely to be.</p>	<p>England</p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>

Main Road



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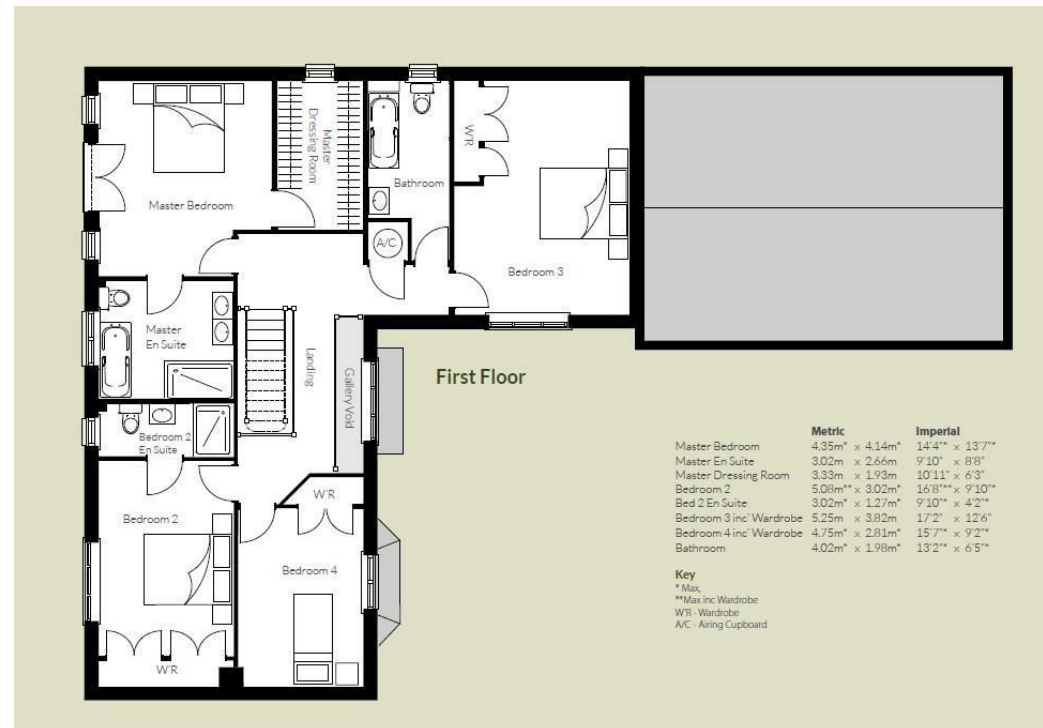
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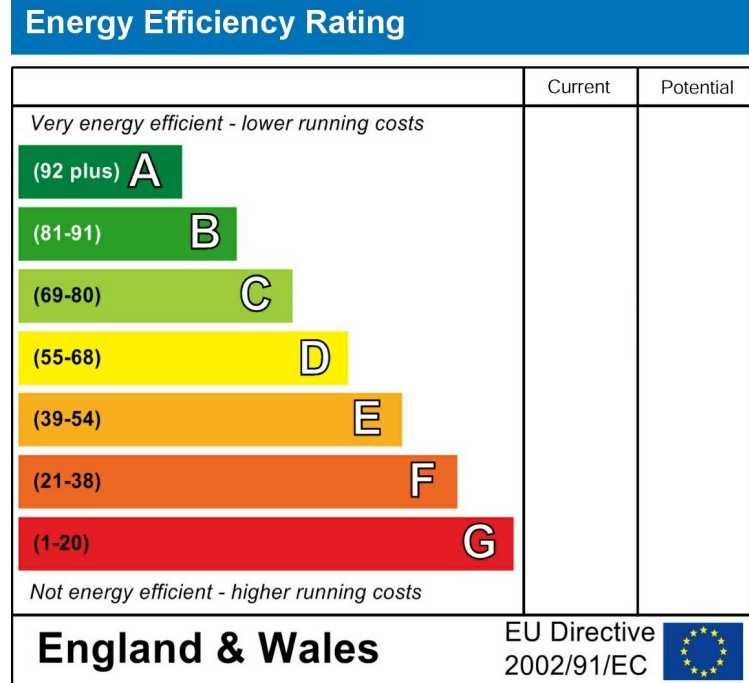
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Family bathroom
 13'2" max x 6'5" max (4.02m max x 1.98m max)

Garage
 19'8" x 19'11" (6m x 6.08m)



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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