



# Stamford House , North Kelsey Road

| Caistor | LN7 6SF

£500,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# Stamford House

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An amazing opportunity, and something really quite spectacular, this unfinished project is somewhere that you can add your own design and flair to, yet has been in part finished, so the possibilities are showcased for you to see what can be done. This home is situated on the outskirts of Caistor, which lies on the the Northern edge of the Lincolnshire Wolds, it boasts the well regarded Caistor Grammar School and it's one of three 'Walkers Welcome' towns in the Wolds. It has a pretty market square which is in part of the conservation area covering around 56 buildings. There is a Beer Festival which is part of the fabric of the town, it forms part of the thriving and bustling community.

Current accommodation comprises: Imposing Reception Hall, Cloakroom, Utility Room, Large Living Room, Cinema Room, Study/Home Office, Kitchen/Breakfast Room. On the First Floor there is a Light & Airy Galleried Landing, Four Bedrooms, Three Bathrooms (including one en-suite). There are plans to extend to the rear, for which we can forward any drawings. There are Front and Rear Gardens and an Open Outlook beyond. There is currently a Single Garage and Ample Parking but there are also plans to build a larger Garage.

- An Unfinished Project
- Plans For Large Extension
- Spacious Rooms Throughout
- Three Reception Rooms
- Including Cinema Room
- Four Spacious Bedrooms
- Stunning Main Bathroom
- Garden & Open Outlook

## Grand Reception Hall

17'2 x 12'10 plus 6'4 x 5'0 (5.23m x 3.91m plus 1.93m x 1.52m)

Approached via composite front door with double glazed side screen and insert. Matt black painted stairs to First Floor with matching turned spindles. Victorian style radiator. Coving. Walk-In coat cupboard. Door to Inner Hall with Victorian style radiator. and Tiled Floor. Small Utility Room off the Inner Hall.

## Downstairs Cloakroom

Low level W.C. Round Marble wash hand basin on rustic wood wash-stand. Grey marble effect and contrasting grey brick effect tiling. Grey herringbone tiled floor. Grey towel rail.





#### Study

10'9 x 11'9 (3.28m x 3.58m)

Tiled floor. Gas boiler. uPVC double glazed sash style window to side.

#### Cinema Room

18'6 x 19'6 (5.64m x 5.94m)

uPVC double glazed window to the front. Double radiator. uPVC double glazed window to the side.

#### Living Room

30'5 x 13'0 plus bay window to front (9.27m x 3.96m plus bay window to front)

uPVC double glazed bay window to the front. Two double Wood floor. Feature Inglenook style centre point finished in grey quartz style tiling with recess for television and two uPVC double glazed windows to the side.

#### Kitchen/Breakfast Room

12'4 x 25'2 (3.76m x 7.67m)

Range of fitted wall and base units. Roll top quartz effect work-surface. White one and a half bowl enamel sink. Wood floor. One double and one single radiator.

#### Large Galleried Landing

17'7 x 13'0 plus 6'5 x 12'2 (5.18m/2.13m x 3.96m plus 1.96m x 3.71m)

Matt black banister and turned spindles. uPVC double glazed bow window to the front. Two radiators. Wood floor. Two walk-in closets.

#### Main Bedroom

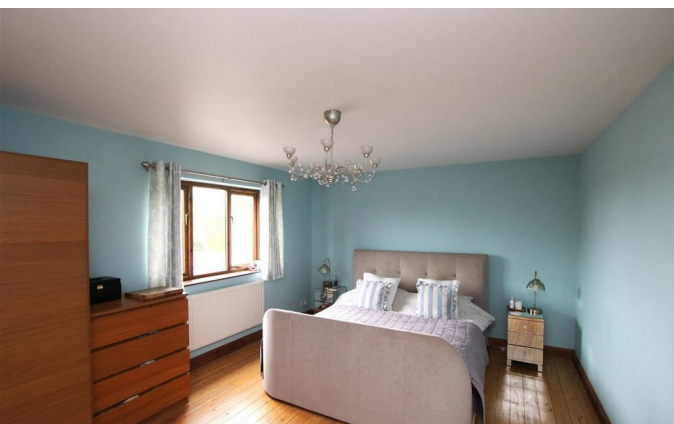
12'5 x 17'0 (3.78m x 5.18m)

Sealed unit double glazed window to the rear with open view. Radiator. Wood floor. Door to:-

#### En-Suite Bathroom

12'6 x 7'9 (3.81m x 2.36m)

Slipper bath, bidet, low level w.c. Pedestal wash basin, Step-in shower cubicle. Wood floor. Sealed unit double glazed window to the rear.



### Bedroom Two

22'11 x 13'7 (6.99m x 4.14m)

Restricted head height with sloping ceilings. Wood floor. uPVC double glazed windows to front and side. Radiator.

### Bedroom Three

12'5 x 13'0 (3.78m x 3.96m)

Wood floor. Radiator. Sealed unit double glazed window to the rear with open views.

### Bedroom Four

11'6 x 13'0 (3.51m x 3.96m)

uPVC double glazed window to the front. Sealed unit double glazed window to the side. Wood Floor. Radiator.

### Main Bathroom

10'8 x 9'4 (3.25m x 2.84m)

Double ended bath with central mixer tap. Walk-in shower enclosure with rain shower. Trough style sink on contemporary wash stand. Black gloss tiling. Marble tiled floor. Black gloss low level w.c. Traditional style radiator. uPVC double glazed window to the side.

### Family Bathroom Two

5'10 x 9'6 (1.78m x 2.90m)

Unfinished room with bath, pedestal wash basin Low level w.c. and radiator.

### Front & Side Garden Plus Garage

Approached via electric gates. Parking for several cars or camper van/caravan etc. Block paved side seating area in herringbone finish. Single Garage: Light and electric. Note: There are also plans for a new Double Garage

### Rear Garden

Expanse of lawn. Open outlook to rear.

### Additional Information

Council Tax Band: F - West Lindsey

Services: All mains services are connected

Planning Permission granted on rear extension

EPC: T.B.C.





Total area: approx. 306.6 sq. metres  
 Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
 Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>76</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.