



LITTLE PADDOCKS

UFFINGTON, STAMFORD, LINCOLNSHIRE



KING WEST





KING WEST

St Mary's Street, Stamford Lincolnshire, PE9 2DE

Tel: 01780 484520

Email: stamford@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants

Offices: Market Harborough • Stamford



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A four-bedroom detached bungalow with generous reception space, occupying a sought-after position within approximately 0.75 acres of mature private gardens, with a gated driveway, ample off-road parking and a garage.

Little Paddocks

Essendine Road, Uffington, Stamford, Lincolnshire, PE9 4SR

Stamford (3 miles), Market Deeping (6.5 miles), Peterborough (15 miles)
(Direct trains to London, Kings Cross in 50 minutes), Oakham (15 miles),
Uppingham (16 miles) (All distances are approximate)

- Detached single-storey home set in an attractive edge-of-village setting
- Entrance hall, utility room, cloakroom and versatile breakfast room
- Spacious sitting room with feature fireplace and adjoining study
- Open-plan family and dining room with log burner
- Characterful kitchen with integrated appliances and pantry
- Principal bedroom with fitted wardrobes and ensuite bathroom
- Three further double bedrooms served by a family bathroom
- Mature wrap-around gardens with expansive dining terrace and outbuilding
- Gated driveway leading to ample off-road parking and a garage
- Quiet location close to the sought-after village of Uffington

Occupying a sought-after position on the edge of the village of Uffington, Little Paddocks is a deceptively spacious four-bedroom detached bungalow.

Situation

Uffington offers a range of everyday amenities including the traditional Bertie Arms public house, a parish church, and a primary school, whilst the neighbouring towns of Market Deeping and the historic market town of Stamford provide an excellent selection of retail, commercial and leisure facilities. Widely regarded as one of England's finest market towns, Stamford is celebrated for its handsome Georgian architecture, thriving weekly Friday market, fortnightly Farmers' Market, and an excellent choice of independent boutiques, cafés, restaurants and hotels.

The surrounding area offers an excellent range of recreational opportunities. Nearby golf courses include Burghley Park Golf Club, Luffenham Heath Golf Club and Greetham Valley Golf Club, whilst Rutland Water, approximately seven miles to the west, provides exceptional opportunities for sailing, fishing, cycling, birdwatching and other outdoor pursuits within its renowned nature reserve.

The area is particularly well regarded for its excellent schooling, with a wide choice of highly respected state and private schools available in Stamford, Oakham, Uppingham and Bourne.

For commuters, the nearby A1 provides convenient access both north and south, together with links to the A14, A47 and the wider motorway network. The Cathedral City of Peterborough offers comprehensive shopping and leisure facilities, together with mainline rail services providing high-speed trains to London King's Cross.

Description

Occupying a sought-after position on the edge of the village of Uffington, Little Paddocks is a deceptively spacious four-bedroom detached bungalow set within attractive wrap around gardens. Offering generous reception space and a versatile single-storey layout, the property enjoys a wonderful sense of privacy, complemented by a gated driveway, ample parking, a garage and stables.

The welcoming entrance begins with a spacious porch, leading into a bright central hallway where windows frame views across the garden and fill the space with natural light. From here, a door opens directly onto the rear dining terrace, creating an effortless connection between the house and outdoors.

A generous sitting room enjoys an expansive front-facing window that floods the space with daylight. An open fireplace with a timber surround provides an attractive focal point, creating a warm and inviting atmosphere. An archway leads through to a dedicated study, complete with built-in shelving, a fitted desk and a charming window seat overlooking the front, offering an ideal space for home working or quiet reading.

At the heart of the home lies the impressive family and dining room, a superb space for both everyday living and entertaining. Wooden flooring runs throughout, while a characterful log burner creates a cosy focal point. Two sets of French doors open directly onto the terrace, filling the room with natural light and creating a seamless connection to the garden, while a third set of French doors opens to the front of the property.

The adjoining country-style kitchen is well-appointed with extensive cabinetry and integrated appliances, offering excellent storage and preparation space. Positioned beneath a window overlooking the gardens, the sink enjoys picturesque views, while an adjoining pantry provides further practical storage with fitted shelving.

Further enhancing the versatility of the home, a separate breakfast room offers a range of potential uses as a home office, studio or creative space. Sliding doors open directly onto the terrace, creating a pleasant setting from which to enjoy the surrounding gardens.

A convenient cloakroom, together with a well-equipped utility room featuring additional cabinetry, a sink and plumbing for laundry appliances, adds further practicality, while the adjoining boiler room provides useful additional storage.

The bedroom accommodation is thoughtfully arranged to provide flexibility for families and guests alike. Three well-proportioned double bedrooms each enjoy an abundance of natural light, with two benefiting from useful built-in storage. These rooms are served by a family bathroom, fitted with a shower.

Positioned towards the end of the hallway, the principal bedroom is a light and spacious retreat, complete with fitted wardrobes and a well-appointed ensuite featuring a bath, bidet and wash basin.

Outside

Little Paddocks is approached via a gated driveway providing ample off-road parking and access to the garage, while a pathway leads directly to the French doors opening into the family room.

The gardens are a true highlight of the property, creating a wonderfully private and tranquil setting that complements the generous accommodation.

To the rear, a spacious dining terrace and courtyard provide an idyllic setting for outdoor entertaining, with French doors opening from the dining room and sliding doors from the breakfast room. A pergola draped with mature grapevine, wisteria and climbing roses provides an attractive focal point. Framed by established planting, the terrace is the perfect place to relax and enjoy the privacy and seclusion of the surrounding gardens.

Steps descend to an expansive lawn bordered by herbaceous planting and interspersed by an array of mature trees, including apple trees and a weeping willow. A picturesque pond enhances the atmosphere, creating a delightful backdrop to the garden throughout the seasons.

The property also benefits from a versatile outbuilding comprising two stables, currently utilised as practical storage space.



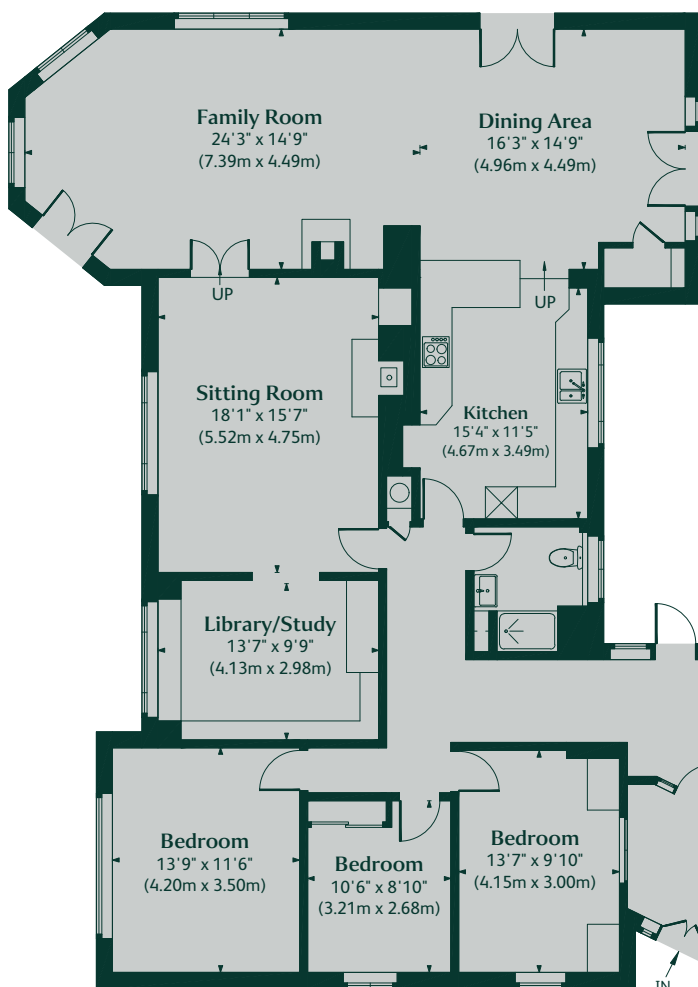
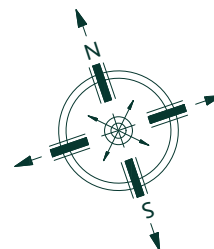
Floorplans

Approximate Gross Internal Area

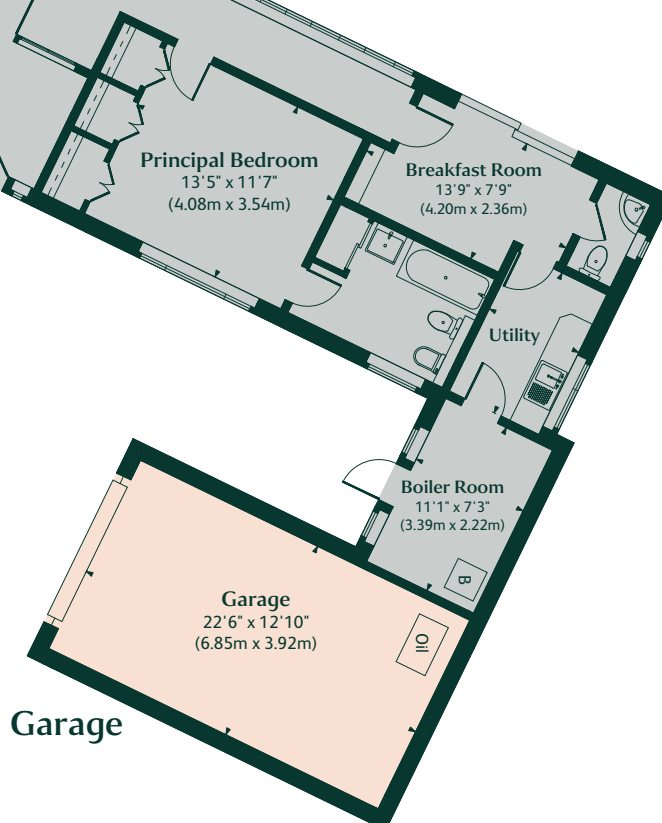
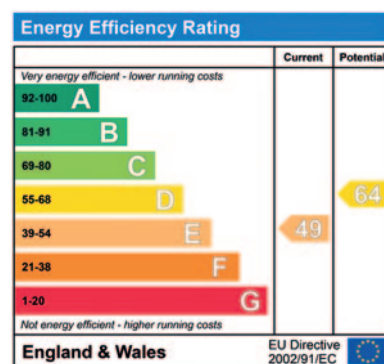
Main House = 241 sq.m/2594 sq.ft

Garage = 27 sq.m/289 sq.ft

Total = 268 sq.m/2883 sq.ft



Ground Floor



Garage

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General Remarks

Council Tax

Band F

Directions

From Stamford, take the A1175 towards Uffington. Continue through the village before turning left onto Casewick Lane, then take the next left onto School Lane. Proceed straight ahead at the roundabout onto Greatford Road. After approximately 600 metres, turn left onto Essendine Road. Little Paddocks is situated a short distance along on the right-hand side.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Statutory Authority

South Kesteven District Council

Services

Mains water and electricity are connected. Private drainage via a septic tank. Oil central heating. None of the services have been tested by the agents.

Tenure

Freehold

Viewing

The property may only be inspected by prior arrangement through King West

What Three Words

Options.perfume.louder



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01780 484520
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