



MONTAGUE HOUSE

Bourne Road, Essendine, Stamford PE9 4LH



Digby & Finch
ESTATE AGENTS

MONTAGUE HOUSE

Bourne Road, Essendine, Stamford PE9 4LH

A welcoming family home offering bright spacious and flexible accommodation along with a sunny garden, a large driveway and a single garage.

GROUND FLOOR

The entrance hall provides access to all the main reception rooms giving a lovely flow throughout the entire living space.

The kitchen has been recently reconfigured and offers wall and floor standing cabinets arranged around a central island. Quartz worksurfaces provide lots of prep space and the breakfast bar along with seating area offers a great space for cooking and entertaining. Integrated appliances include a dishwasher and a Rangemaster cooker with extractor over and there is space for an American fridge freezer.

Directly off the kitchen is a useful utility room with wall and floor standing cabinets, a sink and plenty of space for white goods.

Across the hallway is a lovely sitting room with a sandstone fire surround and open fire. There are storage cupboards either side with open shelving over.

This lovely room is open to a great dining and entertaining space with Velux roof lights and large bi-fold doors opening onto a decked area with the garden beyond, ideal for outdoor/indoor entertaining. The area is currently open to a further TV/snug room which would also work well as a study or home office.

A cloakroom with two piece suite is located directly off the hallway.





FIRST FLOOR

On the first floor there are four generous double bedrooms.

The master bedroom is bright and spacious and offers an ensuite with large shower, wc and wash hand basin.

There are three further double bedrooms and a fully tiled family bathroom with panelled bath, separate shower, wc and wash hand basin.

GROUNDS & GARDENS

The garden offers a decked seating area and further low maintenance lawn space currently set with faux lawn.

A shingle pathway leads to a storage area with garden shed. To the rear of the property is a large driveway area providing lots of parking space along with a single garage.

LOCAL AMENITIES

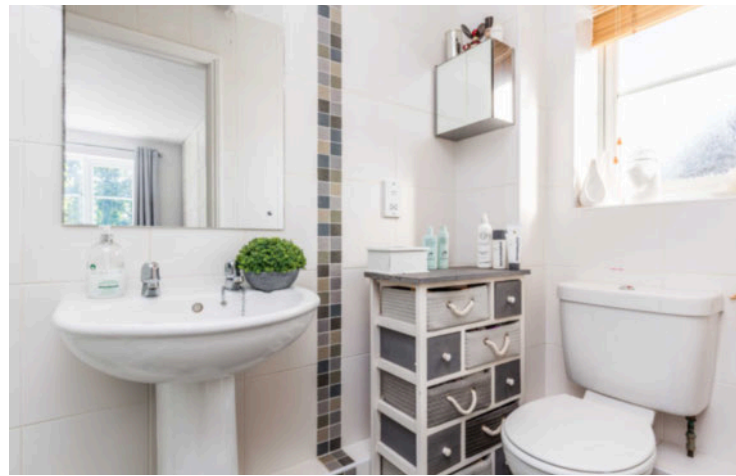
The small village of Essendine is surrounded by open fields, wonderful views and lovely countryside walks while being just 4 miles from the beautiful Georgian market town of Stamford and 6 miles from Bourne.

A regular bus route is available throughout the day to either town where a range of shopping, leisure and schooling options are available including state, private and grammar school.

LOCAL AUTHORITY

Rutland County Council.





SERVICES

Mains water, electricity and drainage are understood to be connected. There is oil fired central heating. None of the services or appliances have been tested by the agent.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

POSSESSION

Vacant possession upon completion.

VIEWING

Strictly by appointment through Digby & Finch 01780 758090



Digby & Finch

Telephone: 01780 758 090
digbyandfinch.com

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Approximate Gross Internal Area = 152.8 sq m / 1645 sq ft
 Garage = 11.1 sq m / 119 sq ft
 Total = 163.9 sq m / 1764 sq ft

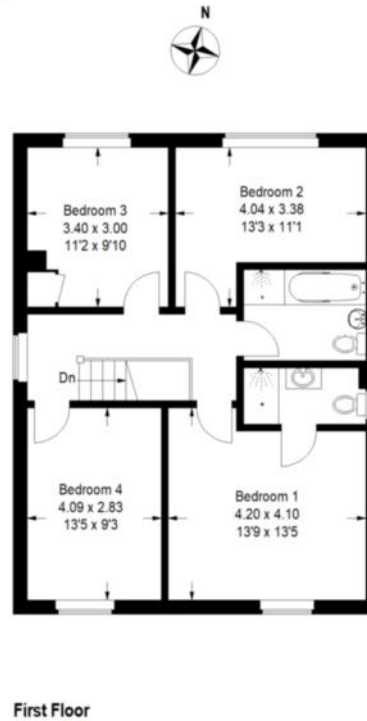
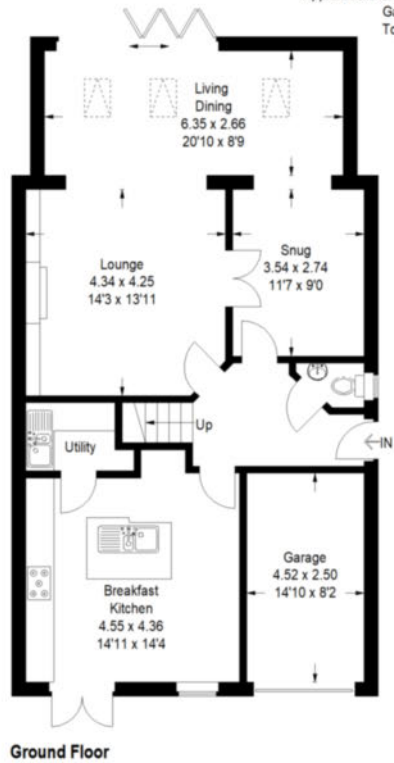


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